

Ordinance No. 02-3

Chestnuthill Township

Subdivision and Land

Development Ordinance

Chestnuthill Township, Monroe County, Pennsylvania

Adopted by the Chestnuthill Township Board of Supervisors on
October 24, 2002.



Development Regulation Consultant

Urban Research and Development Corporation
Bethlehem, Pennsylvania

**This Ordinance was Prepared
Under the Direction of the Following
Chestnuthill Township Officials
2002**

Board of Supervisors

Planning Commission

Township Engineer

Township Secretary

Township Zoning Officer

Township Solicitors

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Article 1

General Provisions

101. **TITLE.** An Ordinance providing for: the regulation and control of the subdivision of lots and the development of land; the approval of plans, plots, or replots of land laid out in building lots; standards for the design of streets, lots, easements, blocks and other improvements; certain minimum improvements and construction standards on streets and improvements; financial security requirements for improvements; the administration of this Ordinance by the Chestnuthill Township Planning Commission and Board of Supervisors; and penalties for the violation of this Ordinance.
102. **SHORT TITLE.** This Ordinance shall be known and may be cited as "The Chestnuthill Township Subdivision and Land Development Ordinance" of 2002.
103. **PURPOSE.** The purpose of these regulations is to create conditions favorable to the health, safety, morals, and general welfare of the citizens by:
- Assisting in the orderly and efficient integration of subdivisions; Ensuring conformance of subdivision plans with the public improvements plans of the Township; Ensuring sites suitable for building purposes and human habitation; Facilitating the efficient movement of traffic and avoiding traffic hazards and congestion; Securing equitable handling of all subdivision plans by providing uniform procedures and standards; Improving land records by establishing standards for surveys and plans; Safeguarding the interests of the public, the homeowner, the subdivider and the municipality; Preserving natural and historic features; and Carrying out the goals and objectives of the Comprehensive Plan and the PA. Municipalities Planning Code.
- To also assist in meeting the objectives listed in the Zoning Ordinance for Conservation Subdivisions, which are hereby included by reference.
104. **APPLICABILITY.**
- 104.A. No subdivision or land development of any lot, tract, or parcel of land shall be made, and no street, sanitary sewer main, water main or other improvements required in connection with a proposed subdivision or land development shall be laid out, constructed, opened or dedicated for use of the public or the occupants of the proposed subdivision or land development, except in accordance with this Ordinance.
- 104.B. A lot or parcel that was not a legal lot of record prior to adoption of this Ordinance shall not be created, sold or transferred, and no land development may occur on a lot unless and until:
1. the subdivision of the lot and/or the approval of the land development, as applicable, has been granted Final Plan approval and any subdivision has been recorded and
 2. either of the following occurs, as provided in Section 801:
 - a. the Township has been assured by means of a Development Agreement and guarantees acceptable to the Board of Supervisors that the improvements will subsequently be installed, or
 - b. the required improvements in connection therewith have been entirely completed.
- 104.C. **Landowner.** No subdivision or land development shall be submitted to the Township for review except by the landowner of such land or his/her specifically authorized agent (see definition of "landowner" in Article 2, which includes equitable owner).

105. EXEMPTIONS.

- 105.A. Agriculture. The subdivision by lease of land for agricultural purposes into parcels of more than 10 acres, not involving any new street or easement of access or residential dwelling, shall be exempted from the regulations of this Ordinance.
- 105.B. Revisions to Township Regulations After Submittal of an Application. Section 508(4) of the State Municipalities Planning Code shall apply.

106. INTERPRETATION.

106.A. Standards.

1. The provisions of this Ordinance shall be interpreted and applied as minimum requirements for the promotion of the public health, safety, convenience and general welfare.
2. Where provisions, standards, and specifications of this Ordinance conflict with those of any State statute, other ordinance or regulations, the more restrictive requirement shall apply, regardless of its source, unless specified to the contrary.

- 106.B. Illustrations. The illustrations in this Ordinance are for general illustrative purposes, and are not part of the regulations of this Ordinance.

107. MODIFICATIONS AND EXCEPTIONS.

- 107.A. An applicant seeking a modification or exception to this Ordinance shall submit to the Township staff a request in writing that states a) the specific Ordinance section(s) involved and b) the reasons for the request. The staff shall provide the request to the Planning Commission for a recommendation. After the Planning Commission has had an opportunity for review at a meeting, the Board of Supervisors may in writing grant a waiver or modifications to the specific requirements of this Ordinance.

- 107.B. The applicant must prove that the request will meet one or more of the following conditions:

1. avoid an undue hardship that was not self-created and that results from the peculiar and uncommon conditions of the property, or
2. avoid a clearly unreasonable requirement that would not serve any valid public purpose, or
3. allow an alternative standard that is clearly proven by the applicant to provide equal or better results, or
4. allow a layout or improvements that would clearly be more in the public interest than what would occur if the modification were not granted or
5. remove a requirement that is not applicable, especially because of the small size of the proposed subdivision or land development, or
6. recognize that individual lots within a proposed commercial or industrial subdivision will require future land development approvals, and that certain engineering matters can be deferred until specific land development plans are later submitted.

107.C. Modification of Requirements for Lot Averaging or Conservation Subdivisions.

1. In addition to the authority granted in Section 107.B., the Board of Supervisors shall have the authority to modify specific requirements of this Ordinance for an application approved as

- a Lot Averaging Development or Conservation Subdivision under the Zoning Ordinance in any of the following cases.
- a. To result in a higher quality site design, including a design that is more pedestrian-friendly, encourages lower speed traffic on residential streets and/or promotes patterns of development similar to traditional villages.
 - b. To minimize adverse impacts upon important natural features, scenic views and historic buildings.
2. Allowed Modifications. A modification under this Section 107.C. shall not be primarily intended to result in the allowance of a higher number of lots/dwelling units on a tract than would otherwise be possible. A modification under this Section 107.C. may include, but is not limited to, the following:
- a. Reduction in the minimum horizontal curve radius of streets to promote lower-speed traffic.
 - b. Variations in the design of cul-de-sac street ends.
 - c. Reduction of street cartway widths and provisions for alleys to provide rear access to properties, considering the expected traffic volumes, on-street parking and traffic speeds.
 - d. Allowance of roadside drainage swales without curbing where curbing is not necessary for storm water management reasons.
 - e. Variations in landscaping and buffer yard requirements that still achieve a similar effect to what would otherwise be required.
 - f. Allowance of shared driveways where necessary to minimize impacts upon natural resources and to manage traffic access onto through-streets.
 - g. Allowance of flag lots where necessary to minimize impacts upon natural resources.
3. Deferral of Submission Requirements. For an application for a Lot Averaging or Conservation Subdivision, an applicant may defer the submittal of the following specific detailed engineering information until the Final Plan submission if the applicant commits to not construct any improvements, conduct substantial grading nor remove forested areas until after Final Plan approval. This provision shall not restrict routine soil testing.
- a. The applicant shall submit a written list of the information that is proposed to be deferred and the draft text of an agreement to carry out this subsection. The agreement shall be in a legally binding document that is acceptable to the Township Solicitor. The list of information that is deferred shall require written approval by the Planning Commission but shall not require approval by the Board of Supervisors. The agreement shall be prepared in a manner that is binding upon all of the applicant's heirs, successors and assigns.
 - b. This deferral of submission requirements may include detailed road profiles (except that the applicant shall be required to show that slope requirements will be met) , road data, utility profiles, grading plans, storm water calculations and improvement construction details.
 - c. In place of submitting this information at the Preliminary Plan stage, an applicant shall submit sufficient information at the Preliminary Plan stage to prove the feasibility of proposed development. The Township Engineer, Planning Commission or Board of Supervisors may require that specific information be provided to show this feasibility. This shall include proving the ability of all Final Plan stages to fully function in a coordinated manner, even if all stages are not completed.

108. FEES.

- 108.A. The Board of Supervisors has established a schedule of fees and a collection procedure for all applications and other matters pertaining to this Ordinance. This schedule of fees may be amended by resolution of the Board of Supervisors.
- 108.B. The applicant is also required to pay any review fees required by the County Planning Commission and the County Conservation District, and any other applicable agencies.
- 108.C. Plans shall not be considered filed until all fees are paid and the applications are properly signed as required.
- 108.D. If the expenses of the Township for reviews of a subdivision or land development exceed the total fees that have been paid or placed in escrow by an applicant, such excess expenses shall be paid by the applicant prior to release of the Final Plans by the Township for recording.
- 108.E. If the applicant disputes the fees, the applicant can appeal in accordance with Section 503 and Section 510 of the Pennsylvania Municipalities Planning Code, as amended.

109. REVISIONS, ALTERNATE PLANS AND RESUBDIVISIONS.

- 109.A. Alternate Plans. Only one plan concerning any one area of land shall be before the Township for review at any one moment in time, unless the Planning Commission specifically permits simultaneous review of alternative plans. When an alternative plan is permitted, a new submission fee shall be required, unless the Planning Commission determines that the alternative plan is not significantly different from the earlier submission.

109.B. Revisions and Resubdivisions.

1. Revised Plans:

- a. Until a submission is approved or rejected by the Board of Supervisors, the Applicant may withdraw the submission and submit a Revised Plan following the submission and review procedures which apply to that Plan. For any submittal of a revision of a previously submitted plan, the Township may require the applicant to submit additional fees if needed based upon the Township's expenditures on the review up to that time.
 - 1) If any revision is submitted to an active subdivision or land development plan, then such revision shall be considered a new submittal, and the 90 day maximum time period for Township approval shall re-start after the first regular Planning Commission meeting after such submittal of the revised plan.

b. Alternate Plan. See Section 109.A.

- 2. A revision or resubdivision of a recorded plan or a Final Plan approved by the Board of Supervisors shall be considered as a new subdivision and shall comply with all of the regulations of this Ordinance.

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3. If the Township staff determines that a revision of a previously approved plan is only to correct erroneous data or minor omissions or revise engineering details or supporting documentation, the plan may be submitted under the simplified requirements and procedures of Section 704.
110. TOWNSHIP RECORDS. For a reasonable period of time, the Township shall maintain records of the findings, decisions and recommendations of the Planning Commission and Board of Supervisors regarding all subdivision and land development plans. Such records shall be available to the public for review.
111. AMENDMENTS TO THIS ORDINANCE.
 - 111.A. The regulations set forth in this Ordinance may, from time to time, be amended by the Board of Supervisors, following the procedures of the PA. Municipalities Planning Code, as amended, including a Supervisors public hearing (with public notice required by the Municipalities Planning Code) and the required legal advertisement.
 - 111.B. Reviews. The Township shall submit each proposed amendment (other than an amendment prepared by or under the direction of the Planning Commission) to the Planning Commission for recommendations at least 30 days prior to the date set for the Supervisors public hearing. The Township shall submit any proposed amendment to the County Planning Commission at least 30 days before the public hearing on such amendment.
112. APPEALS TO COURTS. Decisions of the Board of Supervisors may be appealed in accordance with the PA. Municipalities Planning Code, as amended.
113. ENFORCEMENT.
 - 113.A. Inspectors. The Board of Supervisors shall authorize one or more persons, which may include the Zoning Officer and the Township Engineer and his/her representatives, to enforce the provisions of this Ordinance and the accompanying design standards and improvement specifications.
 - 113.B. Inspection. Any action under this Ordinance is subject to on-site inspection by the Township or its authorized representatives to ensure compliance with this Ordinance, other Township Ordinances and the approved plans.
 - 113.C. Remedies. Any action inconsistent with the provisions of this Ordinance shall be subject to an Enforcement Notice, which may include a cease and desist order, and other appropriate measures by the Board of Supervisors or their authorized representatives.
114. PENALTIES.
 - 114.A. Any person, partnership or corporation who or which has violated any provisions of this Ordinance shall, upon being found liable therefor in a civil enforcement proceeding commenced by the Board of Supervisors or their authorized representatives, pay a judgement of not more than \$500 plus all court costs, including reasonable attorneys fees incurred by the municipality as a result thereof, unless a higher penalty is established under State law. This shall include, but not be limited to, any person, partnership or corporation that accomplishes any act listed under Section 104 "Applicability" without following the applicable procedures of this Ordinance.

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- 114.B. The description by metes and bounds in the instrument of transfer or other document used in the process of selling or transferring shall not exempt the seller or transferor from such penalties or from the remedies herein provided.
- 114.C. If the defendant neither pays nor timely appeals the judgment, the Township may enforce the judgment pursuant to the applicable rules of civil procedure. Each day that a violation continues shall constitute a separate violation, unless the district justice determining that there has been a violation further determines that there was a good faith basis for the person, partnership or corporation violating the ordinance to have believed that there was no such violation, in which event there shall be deemed to have been only one such violation until the fifth day following the date of the determination of a violation by the district justice and thereafter each day that a violation continues shall constitute a separate violation. Imprisonment shall not be authorized as a penalty under this Ordinance.
- 114.D. See also the "Remedies" provisions of Section 113.C. of this Ordinance. All fines collected for such violations shall be paid over to the Township.
115. LIABILITY. Neither the approval nor the granting of any building permit, floodplain permit, site plan review, subdivision approval, land development approval, zoning permit, erosion review, storm water runoff review, wetland delineation or wetland review, steep slope review or any other review or permit of this Ordinance, involving any land governed by the provisions of this Ordinance, by an officer, employee, consultant or agency of the Township, shall constitute a representation, guarantee or warranty of any kind by the Township or its employees, consultants, officials or agencies of the practicality or safety of any structure, use or subdivision and shall create no liability upon, nor a cause of action against any Township body, consultant, official or employee for any damage that may result pursuant thereto.
116. SEVERABILITY. It is hereby declared to be the legislative intent that:
- 116.A. If a court of competent jurisdiction declares any provisions of this Ordinance to be invalid or ineffective in whole or in part, the effect of such decision shall be limited to those provisions which are expressly stated in the decision to be invalid or ineffective, and all other provisions of this Ordinance shall continue to be separately and fully effective.
- 116.B. The Board of Supervisors hereby declares that it would have passed this Ordinance and each section or part thereof irrespective of the fact that any one or more sections or parts thereof be declared invalid.
117. REPEALER. All other Township ordinances or parts thereof that were adopted prior to this Ordinance and are clearly in conflict with this Ordinance, including the pre-existing Chestnuthill Township Subdivision and Land Development Ordinance, as amended, except any provisions that are specifically referenced by this Ordinance, are hereby repealed.
118. PA. PLANNING CODE AMENDMENTS. The provisions of this Ordinance that only repeat, summarize or reference provisions of the PA. Municipalities Planning Code shall be deemed to be automatically superceded and replaced by any applicable amendments to such provisions of the PA. Municipalities Planning Code at the date such amendments become effective as State law.
119. LAND DEVELOPMENT REQUIREMENTS. See Section 502 regarding the requirements for a "land development."

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120. EFFECTIVE DATE. This Ordinance shall become effective 5 days after adoption by the Board of Supervisors.
121. ENACTMENT. Enacted and ordained into an Ordinance this day of October 24, 2002.

Chestnuthill Township Board of Supervisors

Chairperson

Attest, Township Secretary

Article 2

Definitions

201. GENERAL INTERPRETATION.

- 201.A. For the purposes of this Ordinance, words and terms used herein shall be interpreted as listed in Section 202 of this Ordinance.
- 201.B. **If a word is not defined by this Ordinance, but is defined by the Zoning Ordinance as amended, then the Zoning Ordinance definition shall apply to this Ordinance. If a word is not defined in this Ordinance, but is defined in the Stormwater Management Ordinance, then the Stormwater Management Ordinance definition shall apply to this Ordinance.**
- 201.C. The word "includes" shall mean to specifically include an item but not necessarily limited to such items.
- 201.D. Any word or term not defined in this Article or the Zoning Ordinance have a meaning of standard usage as determined by the Subdivision Administrator, within the context of the word's use within the applicable section of this Ordinance.

202. DEFINITIONS. When used in this Ordinance, the following words, terms and phrases shall have the following meanings, unless expressly stated otherwise or unless the context clearly indicates otherwise:

Applicant. A landowner or developer who has filed an application for a subdivision or land development, including his/her heirs, successors and assignees.

Block. A tract of land or a lot or group of lots, bounded by streets, public parks, railroad rights-of-way, watercourses or bodies of water, boundary lines of the Township or by any combination of the above.

Board of Supervisors. The Board of Supervisors of Chestnuthill Township.

Boundary Line Adjustment. Shall have the same meaning as "lot line adjustment."

Building. A combination of materials to form a permanent structure having walls and a roof. This shall include all mobile homes and trailers used for human habitation.

Cartway. The paved portion of a street or highway designed for vehicular traffic and paved areas intended for on-street parking.

Commission. The Planning Commission of Chestnuthill Township.

Conservation District. The Monroe County Conservation District.

Conservation Subdivision. A residential development that meets Section 317 of the Zoning Ordinance (or its successor section) and that includes the permanent preservation of substantial areas of "conservation open space" that meets Section 1023 of this Ordinance (or its successor section). The terms "Conservation Subdivision" and "Conservation Design Development" shall have the same meaning.

Days. Calendar days.

DEP. The Pennsylvania Department of Environmental Protection, and its successor agencies.

Developer (Subdivider). Any landowner, agent of such landowner or tenant with permission from a landowner, who makes or causes to be made a subdivision of land or land development.

Development. Any man-made change to improved or unimproved real estate, including but not limited to buildings or other structures, the placement of mobile homes, streets and other paving, utilities, mining, dredging, filling, grading, excavation or drilling operations and the subdivision of land, as well as sewage disposal systems and water supply systems.

Dwelling Types. See definitions in the Township Zoning Ordinance.

Easement. A grant by the property owner to the public, a corporation, a person, or group of persons, or another tract of land of a use of land for specified purposes.

Engineer, Professional. A person licensed to practice as a professional engineer in the Commonwealth of Pennsylvania.

Engineer, Township. The registered professional engineer designated by the Board of Supervisors to perform all duties required of the Engineer by the provisions of this Ordinance.

Floodplain. See the Township Zoning Ordinance.

Grade. The elevation of ground or paving.

Improvement Agreement. An agreement in a form and manner acceptable to Township requiring a developer to install the improvements required by this Ordinance or which appear on the official approved plans.

Land Development. The improvement of 1 or 2 or more contiguous lots, tracts or parcels of land for any purpose involving either or both of the following:

1. A group of 2 or more residential or nonresidential buildings, whether proposed initially or cumulatively, or a single principal nonresidential building on a lot or lots regardless of the number of occupants or tenure, or
2. The division or allocation of land or space, whether initially or cumulatively, between or among 2 or more existing or prospective occupants by means of, or for the purpose of, streets, common areas, leaseholds, condominiums, building groups, or other features.

The following shall not, by themselves, be considered a "land development":

1. The construction of only one accessory agricultural building that is not intended for the storage of animal wastes or the housing of animals.
2. The conversion of a single family detached dwelling or twin dwelling into a maximum of four dwelling units.
3. The construction of structures, stormwater controls or parking lots that do not involve any new building.
4. An addition onto an existing building on an existing lot that does not involve division of

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- space into different uses.
- 5. The construction of residential accessory buildings.
- 6. An allowed home occupation or accessory day care.
- 7. The conversion of an existing building into a single different use.

The following are examples of applications that shall be considered a land development:

- 1. A new principal building intended to be occupied by a commercial, institutional or industrial use.
- 2. The division of an existing building into a dwelling and a principal business use, or two or more business uses.
- 3. A manufactured/mobile home park.
- 4. An apartment building.

Lot. A contiguous area of land within defined lot lines that is a distinct and legally recorded separate parcel of land according to the official records of the County Recorder of Deeds.

Lot Line Adjustment. The revision or deletion of one or more lot lines in such a way that all of the following are true:

- A. no new lots will be created beyond what was previously approved,
- B. no additional street segments or significant changes in alignment are proposed other than what was previously approved,
- C. no additional nonconformities will be created under the Township Zoning Ordinance, and
- D. no new land development will occur other than a land development that was previously approved or buildings to support "crop farming."

Lot, Reverse Frontage. A lot that abuts a public street on one side of the lot, but has vehicular access only from a public street on the opposite side of the lot.

Maintenance Agreement. An agreement in a form and manner acceptable to the Board of Supervisors requiring the developer of required improvements to make any repairs or reconstructions and to maintain such improvements for a certain period.

Maintenance Guarantee. Financial security which is acceptable to the Township to secure the promise made by a developer in the Maintenance Agreement that required improvements shall be maintained by the developer. (Note: These guarantees typically include acceptable letters of credit, performance bonds, escrow agreements, and other similar collateral or surety agreements).

Major Subdivision. See Subdivision, Major.

Mobile Home Space. An area of land in a mobile home park improved with the utilities and other improvements needed for the placement of a single mobile home, with the land leased or rented by the park owner to the occupants of the mobile home.

Municipalities Planning Code. The Pennsylvania Municipalities Planning Code, Act 247 of 1968, as amended by Act 170 of 1988, and as may be further amended, or its successor legislation.

One Hundred Year Flood. A flood that, on the average, is likely to occur every 100 years, (such as that has a 1 percent chance of occurring each year, although the flood may occur in any year).

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Open Space. The area of a lot unoccupied by principal or accessory structures, streets, driveways, parking areas; but may include areas occupied by walkways, picnic pavilions, play equipment and other noncommercial outdoor recreation facilities.

Open Space, Common. The definition in the Township Zoning Ordinance shall apply.

Open Space, Conservation. Permanently preserved open space that meets the applicable requirements of the Zoning Ordinance and Section 1023 of this Ordinance.

Open Space, Public. Common open space owned by a government agency or the Township for public recreation.

Ordinance, This. The Chestnuthill Township Subdivision & Land Development Ordinance, as amended, and any provisions thereof, enacted by the Board of Supervisors.

Pathway. A pedestrian accessway which is not adjacent to a street or access drive and conforms with this Ordinance.

PennDOT. The Pennsylvania Department of Transportation.

Performance Guarantee. Financial security which is acceptable to the Board of Supervisors to ensure that the developer will install required improvements. (Note: This typically includes acceptable letters of credit, performance bonds, escrow agreements, and other similar collateral or surety agreements).

Plan. A map of a land development or subdivision and accompanying notations.

1. Sketch Plan. An informal plan, identified with the title "Sketch Plan" on the map, indicating the general layout of the proposed subdivision or land development.
2. Preliminary Plan. A complete plan identified with the title "Preliminary Plan" accurately showing proposed streets and lot layout and such other information as required by this Ordinance.
3. Final Plan. A complete and exact plan identified with the title "Final Plan" including the plan prepared for official recording as required by this Ordinance to define property rights and proposed streets and other improvements.

Planning Commission. See "Commission."

Public Meeting, Regular Planning Commission. Shall mean a regular meeting of the Planning Commission at which the Commission is authorized to conduct official action and which has been scheduled based upon an annual meeting schedule (as may be adjusted by the Chairperson) and which is not a workshop meeting or the official public meeting on an ordinance amendment.

Public Notice. As defined by the PA. Municipalities Planning Code. (As of 2001, this included the following definition: "Notice published once each week for two successive weeks in a newspaper of general circulation in the Township. Such notice shall state the time and place of the hearing and the particular nature of the matter to be considered at the hearing. The first publication shall not be more than 30 days and the second publication shall not be less than 7 days from the date of the hearing.")

Sewage Disposal System. A system designed to collect, treat and dispose of sewage from users in compliance with regulations of PA. DEP and the Township.

1. Central Sewage Service. Service by a sewage disposal system which collects, treats and disposes sewage from more than 1 dwelling, principal use or lot.
 - a. Public Sewage Service. Central sewage service with the mains and the treatment facility owned by a municipality, a public authority or the County.
 - b. Private Central Sewage Service. Central sewage service that does not meet the definition of "public sewage service."
2. On-Lot Sewage System. A sewage disposal system which collects, treats and disposes of sewage or holds sewage from only 1 dwelling unit, principal use or lot.

Sidewalk. A pedestrian accessway which is adjacent to a street or access drive and conforms to the regulations of this Ordinance.

Soil Survey. The latest version of the official Soil Survey of Monroe County, published by the U.S. Natural Resource (formerly "Soil") Conservation Service, or its successor reference.

State. The government of the Commonwealth of Pennsylvania and its relevant subparts.

State Planning Code. See Municipalities Planning Code.

Steep Slope. An area of 15 percent or greater slope.

Street. A public or private thoroughfare which affords the principal means of access to abutting property or that is an expressway, but not including an alley or a driveway.

Street Classifications. See the definitions in the Zoning Ordinance.

Street, Cul-de-sac. A type of street which is terminated at one end by a permitted turn-around and which intersects another street at the other end.

Street, Marginal Access. A type of local street which is parallel and adjacent to collector or arterial streets and provides access to abutting properties.

Street, Private Access. A vehicle accessway that connects residential lots to an approved street where the residential lots do not abut the approved street. A private access street shall have a minimum right-of-way of 20 feet. Construction and maintenance of a private access street shall be the sole responsibility of owners benefitting by the use of the street and shall not be offered to the municipality for public maintenance.

Subdivider. See "Developer."

Subdivision. The definition in the PA. Municipalities Planning Code, as amended, shall apply. (As of the enactment date of this Ordinance, this definition was as follows:

1. The division or redivision of a lot, tract or parcel of land by any means into 2 or more lots, tracts, parcels, or other divisions of land including changes in existing lot lines for the purpose, whether immediate or future, of lease, partition by the court for distribution to heirs or devisees, transfer of ownership or building or lot development.

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2. The subdivision by lease of land for agricultural purposes into parcels of more than 10 acres, not involving any new street or easement of access or residential dwellings is not a subdivision.)

Subdivision Administrator or Plans Administrator. The staff-person(s) charged by the Board of Supervisors with the responsibility of administering the subdivision application submission procedure. Said staff-person shall be the Zoning Officer of Chestnuthill Township to and until the Board of Supervisors by resolution shall designate an alternative person.

Subdivision, Major. Any subdivision of land which does not qualify as a "minor subdivision."

Subdivision, Minor. A proposal involving land, other than a land development, which is either:

1. a "lot line adjustment" or
2. a subdivision:
 - a. that results in only 4 new additional single family detached residential lots, or only 4 new additional clearly agricultural lots of more than 10 acres each, in addition to the one pre-existing lot, and
 - b. which does not involve an extension or new segment of a street (other than what was previously approved), except that a minor subdivision may utilize a private access street if it meets the requirements of Section 1004 regarding private streets, and
 - c. which has not involved the final subdivision approval of 4 or more new lots from the same parent tract since after the enactment date of this Ordinance.

Subdivision Ordinance. The Chestnuthill Township Subdivision and Land Development Ordinance, as amended.

Substantially Completed. In the judgment of the Township Engineer at least 90 percent (based upon the cost of the required improvements for which financial security was posted) of those improvements required as a condition for final approval have been completed in accordance with the approved plan, so that the project will be able to be used, occupied or operated for its intended use.

Township. The Chestnuthill Township, Monroe County, Pennsylvania. Unless otherwise stated, this shall mean the Board of Supervisors and their authorized agents.

USGS. United States Geological Survey, or its successor agency.

Walkway. A strip of land including a right-of-way dedicated to public use in order to facilitate pedestrian access through or into a block.

Watercourse. Any natural or artificial waterway, stream, river, creek, ditch, channel, millrace, canal, conduit, gully, ravine or wash in which water flows in a definite direction or course, either continuously or intermittently, and which has a definite channel and bed and shall include any area adjacent thereto subject to inundation by reason of overflow of floodwaters.

Water, Central System or Service. Service by a water system which transmit water from a common source to more than 1 dwelling, principal use or lot.

- A. Water, Public System or Service. Central water service that is owned and/or operated by a Municipal Authority or a PA PUC regulated water company and that serves more than 50 dwelling units or principal uses.

Water, On-Lot System or Service. Service by a water system which transmits water from a source on the lot to only 1 dwelling, principal use or lot.

ARTICLE 3

Overview of General Procedures

301. PURPOSE. This Article summarizes the general procedures for the submission and review of proposed subdivisions and land developments. This Article is only a general explanation and is not binding on the Township or an Applicant. See the actual provisions of the other Articles of this Ordinance. Two flowcharts are included at the end of this Article to show the general process for Major and Minor Subdivisions.
302. GENERAL PROCEDURE FOR SUBDIVISIONS AND LAND DEVELOPMENTS.
- 302.A. Review and Approval Stages. Three types of plan submissions are established: Sketch, Preliminary, and Final, as outlined below.

Stage	Article of this Ordinance	Type of Proposed Subdivision or Land Development*		
		Land Development	Major Subdivision	Minor Subdivision or Lot Line Adjustment
Sketch Plan	4	Recommended	Recommended	Recommended
Preliminary Plan	5	Required****	Required	Not Required
Final Plan***	6	Required	Required	Required**
Guarantee of Improvements Installation	See Article 8			
Recording of Final Plan	See Article 9			

* See definitions in Article 2.

** See Article 7 for Minor Subdivision Final Plan submission and review requirements. See Section 705 for submission requirements for a lot line adjustment.

*** At their option, the Board of Supervisors may grant combined Preliminary/Final Plan approval if the preliminary plan submission meets the requirements of a final plan submission and if the Board of Supervisors determine that there are no outstanding matters.

**** Except where exempted by Section 502.

- 302.B. Sketch Plan. While a Sketch Plan is not required, it is strongly recommended that it be filed to allow the Applicant to consult early and informally with the Planning Commission before preparing a Preliminary Plan. This will often avoid expensive redesign and delay to the applicant.

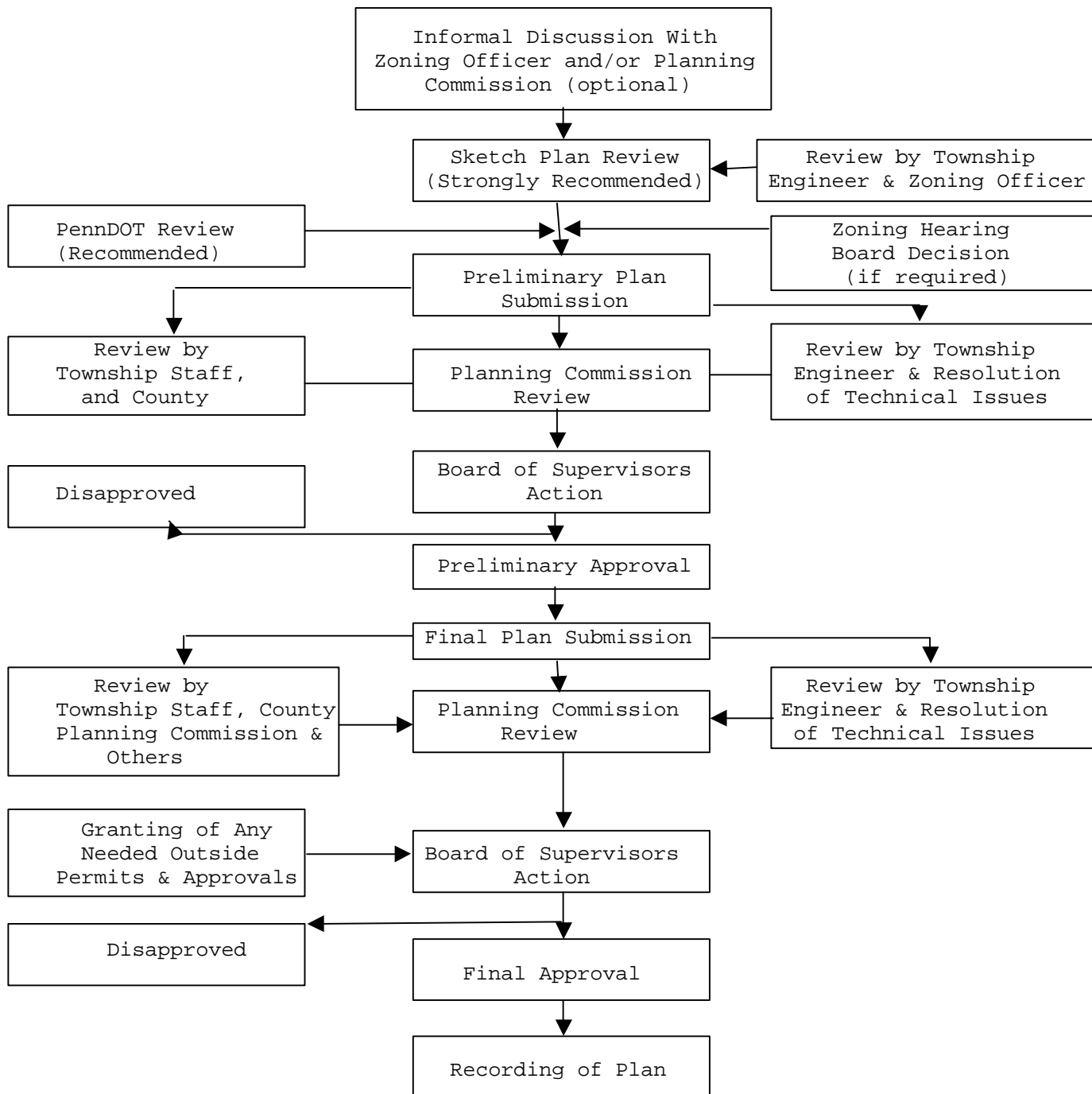
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- 302.C. Preliminary Plan. Preliminary plans are required to be submitted for any major subdivision and for certain land developments, as described above.
- 302.D. Final Plan. After approval of the Preliminary Plan of a major subdivision or certain land developments, and to obtain approval of a minor subdivision, the Applicant files a Final Plan. A Final Plan must be approved prior to recording of the plans by the County and prior to the sale of any lots or the construction of any buildings (see Article 9).
- 302.E. Guarantee of Improvements Installation. Where improvements are required by this Ordinance, in most cases, the Township will require that the Applicant enter into a development agreement including the posting of financial security sufficient to guarantee the costs of any improvements which may be required. See Article 8.
303. GENERAL PLAN SUBMISSION PROCEDURES.
- 303.A. Submission. Sketch, Preliminary and Final Plans and all required accompanying information are required to be submitted to the Township Staff by delivery by person.
- 303.B. Completeness. The Planning Commission shall have the authority to recommend rejection by the Board of Supervisors or to table an application that the Commission determines is significantly incomplete.
- 303.C. Attendance. The Applicant or his/her duly authorized representative should endeavor to attend the Commission meeting to discuss the filed plans. The Commission may request such attendance. If the applicant fails to appear when so requested at a meeting where the plans will be considered, it may result in plan disapproval, if the Township determines that it resulted in insufficient information to render a decision.
- 303.D. Action by the Commission and the Board of Supervisors. The Planning Commission advises the Board of Supervisors on proposed plans. There are time limits in State law for approval of a subdivision or land development, unless the applicant grants a time extension.

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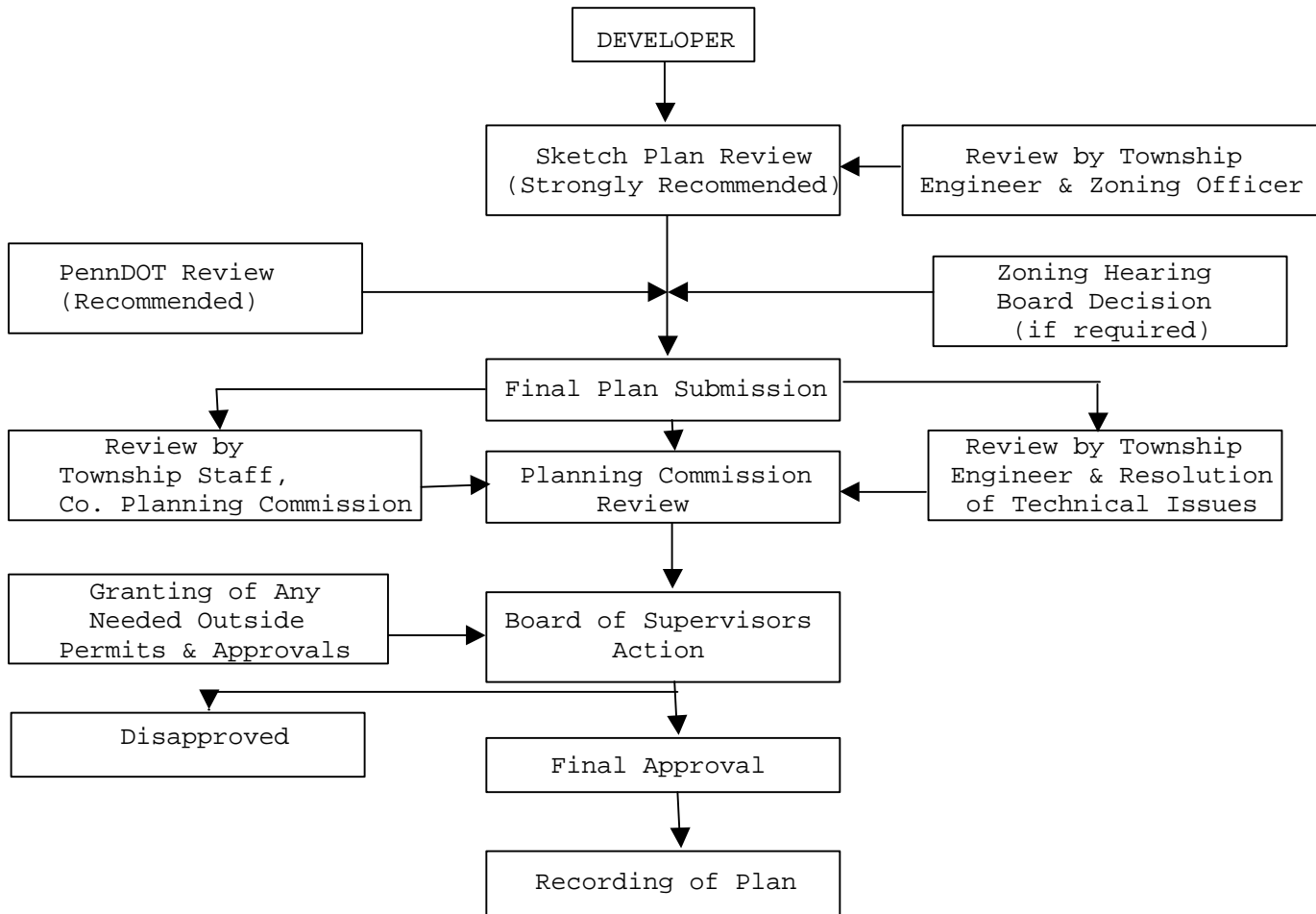
GENERALIZED PROCESS FOR A MAJOR SUBDIVISION OR LAND DEVELOPMENT

DEVELOPER



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GENERALIZED PROCESS FOR A MINOR SUBDIVISION OR LOT LINE ADJUSTMENT



ARTICLE 4

Sketch Plan

401. PRE-PLAN CONSULTATION. Prior to submitting a Sketch Plan, applicants for larger developments are encouraged to informally discuss their proposal with the Zoning Officer and/or other appropriate Township Staff. See also discussion of a Site Inspection in Section 501.
402. SKETCH PLAN SUBMISSION REQUIREMENTS. Prior to the submission of a Preliminary Plan, applicants are very strongly encouraged to submit a Sketch Plan. **A Sketch Plan Review often allows an applicant to save substantial time and engineering costs, because many concerns about layout and issues concerning Township Ordinances can be resolved prior to detailed engineering. This can often reduce the need for future redesign at a more detailed stage, thereby saving the applicant significant money and time.** When submitted, Sketch Plans shall include the following information:
- A. Submission Requirement. If submitted, 12 print copies of the Sketch Plan and the accompanying application should be submitted to the Township Staff prior to a regular Township Planning Commission meeting. It is strongly encouraged that a Sketch Plan be provided at least 15 days before a Planning Commission meeting where it will be discussed.
 - B. Drawing Requirements. Any Sketch Plan shall be drafted to approximate scale and is **recommended** to include the following as applicable:
 - 1. Boundary line of the development.
 - 2. Existing Resources and Site Analysis Map:
 - a. Existing contour lines and identification of any slopes of 15 to 25%, & greater than 25%
 - b. The locations of watercourses (with any name), natural springs, ponds, lakes and wetlands.
 - c. Rock outcrops, stone fields, sinkholes and topical depressions
 - d. Location of any areas within the 100 year floodplain
 - e. Approximate locations and abbreviated names of soil types, according to the County Soil Survey (or more detailed professional study) with identification of those that are alluvial, hydric, have a depth to bedrock of less than 3 feet or a seasonally high water table of less than 3 feet. If such soils do not exist, that shall be stated on the Plan.
 - f. Ridgelines and watershed boundaries.
 - g. Area and location of any proposed common open space or conservation open space, with a description of the rationale used to locate the open spaces
 - h. If any common open space proposed: method of ownership and entity proposed to be responsible for maintenance
 - i. If any common open space proposed: description of intended purposes and uses
 - j. Any proposed recreation trails, existing trails and trail easements
 - k. Principal buildings estimated to be 80 years or older that could be impacted by the project, with name and description
 - l. Existing and proposed utility easements and restrictive covenants and easements for purposes which might affect development (stating which easements and rights-of-ways proposed for dedication to the municipality)
 - m. Locations of treelines and existing forested areas, with a description of the approximate average trunk diameter of the older trees on the tract (such as “less than 12 inches”)

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- n. Locations of individual mature trees of greater than 18 inches trunk diameter measured at a height of 3 feet above the surrounding average ground level, other than trees within forested areas and treelines (not required for areas that will not be affected by the proposed plan, if so noted on the plan)
 - o. Areas of existing mature woods that are proposed to be protected and preserved or removed
 - p. An identification of major scenic views onto the tract and from the tract
 - 3. Conceptual proposed lot and street layout with approximate areas of lots (such as "2 acres").
 - 4. Site data including:
 - a. Acreage of the entire tract
 - b. Number of lots and types of dwelling units (if residential)
 - c. Zoning District and major applicable lot area and setback requirements
 - 5. North point and scale and a tentative name of the project (may be the developer's name).
 - 6. Approximate proposed locations of any non-residential buildings (if known) and statement of the general proposed types of any non-residential uses.
 - 7. A map showing the general location of the project in relation to nearby streets and creeks (may be a photocopy of USGS or Township base map or a commercial map).
 - 8. Tentative approximate locations of any storm water detention basins and any major stormwater drainage channels.
 - 9. For residential developments, whether the applicant proposes to dedicate common open space or fees-in-lieu of land, if required.
 - 10. Note stating the general methods of providing water and sewer service, including sufficient information to show the general feasibility of any proposed non-public central sewer service.
 - 11. Names of any adjacent non-residential uses and any zoning district boundaries in the area.
 - 12. Name and address of person responsible for the preparation of the plan and the date of preparation.
 - 13. Statement of the proposed uses of the land (if known).
 - 14. Plans should be of a standard size, such as 18" by 24" or 24" by 36".
- C. Overlay. As part of a preliminary plan application, accurate mapping is required of natural features of the tract. Applicants are encouraged to submit this same accurate natural feature mapping as part of the Sketch Plan. Applicants are also encouraged to show a conceptual sketch of the proposed development on a transparent overlay over this map of natural features.
- D. Conservation Design Process. See Section 505 which requires applicants for certain subdivisions and land developments to submit maps showing how their project follows the Conservation Design process. **If this provision is not met at the sketch plan stage, then it must be met at the preliminary plan submission.**

1. Applicants are strongly encouraged to submit these maps as part of the sketch plan process, to avoid delays to the applicant in Preliminary Plan approval. **Submittal at the sketch plan stage** will greatly increase the likelihood that all issues will be able to be resolved in time to meet the standard 90 day time clock for approval of a preliminary plan, without needing time extensions.

403. SKETCH PLAN REVIEW PROCEDURES.

- A. No official action shall be taken on a sketch plan. The Township shall not be bound by comments made or not made as part of a sketch plan review.
- B. The Township should distribute copies of the sketch plan to the Township Engineer, the relevant Township staff-person and the Planning Commission for advisory reviews.
- C. The sketch plan should be reviewed by the Planning Commission and the Board of Supervisors, with any comments reported to the applicant or his/her representative. It is recommended that the following matters be emphasized in a review of a sketch plan:
 1. The suitability of areas proposed for development and areas proposed as open space, considering the process of Section 505.
 2. The most suitable methods of providing street access, including access points onto existing streets, and possible interconnections with existing streets or streets within approved developments.
 3. Methods to reduce the total percentage of the site that will be re-graded, paved or de-forested.
- D. County Review. The applicant should provide one copy of the sketch plan for a subdivision or land development to the County Planning Commission, for any informal review.
- E. If the sketch plan would involve land along a creek or river or more than 5 dwelling units or be adjacent to an existing Township, County or State recreation area, then a copy of the plan should be provided to any Township Park and Recreation Commission that may exist for a review of whether open space or recreation fees should be required.

Article 5
Preliminary Plans for Major Subdivisions
and Certain Land Developments

501. INITIAL STEPS.

- 501.A. Pre-Submission Consultation. As described in Section 401, applicants are encouraged to informally discuss their proposals with applicable Township Staff persons or other Township officials before preparing engineered plans.
- 501.B. Conservation Design Process. See Section 505, which requires that applicants for certain types of applications must show compliance with the specified design process at the time of a sketch plan, preliminary plan or conditional use application. Applicants are strongly encouraged to meet this requirement at the earliest submittal made to the Township.
- 501.C. Site Tour. Applicants are very strongly encouraged to cooperate in an on-site tour of the property by Township officials. See the language in the application form that requests permission for a site tour. This site tour should be scheduled as soon as possible after the applicant has provided copies of a map of existing conditions. At best, this would occur after a sketch plan has been submitted, but before preliminary plans have been completed.
1. This site tour is intended to informally:
 - a. familiarize Township officials with the property's existing features, particularly including scenic views and the site's relationship to surrounding areas,
 - b. identify potential site design issues that will need to be addressed, and
 - c. discuss site design concepts, including the general layout of proposed development and open spaces.
 2. Comments made during the site visit shall not be binding upon the Township, and no formal action or recommendation shall be made during the site visit.
- 501.D. Sketch Plan. Prior to the submission of a Preliminary Plan, applicants are very strongly encouraged to submit a Sketch Plan. **A Sketch Plan Review often allows an applicant to save substantial time and engineering costs, because many concerns about layout and issues concerning Township Ordinances can be resolved prior to detailed engineering. This can often reduce the need for future redesign at a more detailed stage, thereby saving the applicant significant money and time.** No official action is required on a sketch plan, so it will not delay the submittal of a preliminary plan.

502. SUBMISSION AND REVIEW PROCEDURE.

- 502.A. Preliminary Plan Submission Required.
1. **A Preliminary Plan Submission for a Major Subdivision or Land Development (except as provided in part A.2. below) meeting all of the requirements of this Article shall be filed by the Applicant and reviewed in accordance with the provisions of this Article.**
 2. **A Preliminary Plan Submission is not required for the following applications, which instead shall meet Article 7:**
 - a. **a Minor Subdivision (as defined in Article 2) or**

- b. **a submission that only involves a lot line adjustment (as defined in Article 2) or minor adjustments to a previously approved plan as specified in Section 704 or**
- c. **a land development that involves only 1 principal non-residential building of less than 10,000 square feet of building floor area on 1 lot without any additional dwelling units.**

502.B. Required Submission.

1. The Applicant shall file with the Township Staff at least 15 calendar days prior to a regular Planning Commission meeting (not including a workshop meeting): a) the required fees, and b) the information and plans required under Section 503.
 - a. Any subsequent submittal of revised plans shall be submitted at least 15 days before a Planning Commission meeting where the plans are intended to be reviewed, unless permission is granted for a later submittal by the Township Engineer or Planning Commission, particularly when a revision only involves minor technical changes or corrections. These deadlines may be revised by resolution of the Board of Supervisors.
2. The Staff shall forward applicable plans to the following agencies to seek their comments prior to Preliminary Plan Approval:
 - a. Sewage Authority or Sewage Enforcement Officer (if applicable),
 - b. Township Fire Chief (layout and utility plan if deemed appropriate by the Planning Commission or Township Staff),
 - c. maintaining at least one complete "file" copy of all materials submitted by the applicant in the Township files,
 - d. Any Township Park and Recreation Commission that may be established (layout, natural features and grading plan only; if common open space is proposed or if deemed appropriate by the Planning Commission or Township Staff), and
 - e. the Township Planning Commission (including copies of the Application Form, at least 1 copy of the Preliminary Plan Checklist, several copies of the Preliminary Plan and at least 1 copy of the Supporting Documents), with such information provided prior to or at the first regularly scheduled Planning Commission meeting after a proper submission.
3. Applicant's Distribution. The applicant is fully responsible for the following:
 - a. Providing one copy to the Township Engineer's office of all materials submitted to the Township, with such copy required to be provided according to the same deadline as the submittal to the Township,
 - b. Contacting the appropriate utility companies, as appropriate, including the water supplier,
 - c. Encouraged to seek at least an informal review by PennDOT of any proposed access onto a State road, and providing PennDOT with sufficient information for such a review,
 - d. Determining whether any permits or approvals are needed from any agency outside of the Township, including DEP (including any obstruction to a waterway) and the Army Corps of Engineers (including determining whether any "wetland" will be disturbed),

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- e. Providing a copy of the sedimentation and erosion control plans to the County Conservation District, together with their required review fees, if any earth disturbance is proposed, unless the applicant states in writing in a signed letter to the Township that earth disturbance will not occur until approval of the Final Plan (in which case the erosion control plan may be submitted at Final Plan stage),
 - f. Adjacent Municipalities. If any portion of a major subdivision or land development: 1) is proposed within 200 feet of the boundary of another municipality or 2) would clearly have a regional impact upon another municipality as determined by the Planning Commission, then the applicant shall provide a copy of the layout plan to that municipality for an advisory review.
 - g. Providing 2 copies of the plans and required fees to the County Planning Commission.
 - h. Providing copies and making submittals to the Township and review agencies as required under PA. DEP's sewage planning module process, if applicable.
- 4. Each Preliminary Plan and supporting documents should seek to incorporate any revisions recommended by the Planning Commission, the Township Engineer and other appropriate Township Officials during any Sketch Plan review.
 - 5. Colored Layout Plan. It is recommended that the applicant provide 1 copy of the layout plan that is lightly colored to highlight major features (such as paving, trees, waterways, streets, wetlands and building locations if known) to allow clear understanding by the general public at public meetings.
 - 6. Revisions. A detailed list of revisions from a previously submitted plan shall be provided whenever a revised plan is submitted. The developer's plan preparer shall certify that the list of revisions is complete.

502.C. Determination of Completeness of the Submission.

- 1. Based upon the initial review of the Township Staff and/or the Township Engineer, the Commission shall have authority, at its first regularly scheduled meeting after the Submission is filed in a timely fashion, to determine that a submission is incomplete and therefore to refuse to review the submission further and to do one of the following:
 - a. Not accept the Submission, indicating deficiencies in writing, and return the fee (minus the costs of any Township review) to the Applicant.
 - b. Accept the Submission as being filed for review on the condition that the Applicant shall file such additional required materials and information to the Staff or appropriate agency or person by a specific deadline.
 - c. Table the acceptance of the submission until the next Planning Commission meeting after the applicant has met all of the submittal requirements within the required time period prior to the meeting. The 90 day time limit for action shall not begin until the plan is accepted as complete.

- d. Recommend that the Plan be rejected by the Board of Supervisors for just cause, such as the submission being significantly incomplete.
2. If the Commission determines that the Submission is complete, as filed and as required, the Commission shall accept the plans and may begin its review.
3. Zoning Variances and Approvals.
 - a. Applications for a subdivision or land development shall comply with the Township Zoning Ordinance, as amended. An application under the Subdivision and Land Development Ordinance shall not be considered to be complete for the purposes of starting the clock for the State-mandated 90 day time limit if one or more zoning variances or special exception or conditional use zoning approval will be required for the subdivision or land development to legally occur as submitted, until such time as the needed zoning variances and approvals have been granted. During this time, the application may still be reviewed by the Township.
 - (1) If a zoning variance or special exception or conditional use approval is needed and has not be granted, and the applicant refuses to grant a time extension, then the Board of Supervisors shall have sufficient grounds to deny approval of the application.
 - (2) At the discretion of the Board of Supervisors, a subdivision or land development may be approved conditioned upon the later approval of a zoning variance, special exception or conditional use.
 - b. A subdivision or land development approval shall not be delayed because of a court appeal of a zoning variance, special exception or conditional use that was granted to the developer. Instead, satisfactory resolution of such appeal shall be a condition for approval under this Ordinance. If a developer appeals a zoning variance, special exception approval or conditional use approval that was not granted to him/her, then subsection "3.a." above shall still apply.

502.D. Review by Township Engineer.

1. After the plans are duly submitted for review (unless granted an extension by the Commission or unless the plans are significantly incomplete), the Township Engineer should review the engineering considerations of the Preliminary Plan and prepare one or more reports on such considerations to the Commission.
2. The Township Engineer may make additional reports and recommendations to the Commission and the Board of Supervisors during review of the plan. Matters that should be dealt with directly by the Planning Commission and/or the Board of Supervisors should be listed separately from technical engineering considerations. These policy concerns should be made available to the Planning Commission at least 4 days prior to each meeting, when possible.
3. The Applicant and/or his/her engineer shall make reasonable efforts to resolve technical engineering considerations outside of and prior to Planning Commission

meetings. The Township Engineer may require the applicant or his/her engineer to meet with him/her for this purpose.

4. A copy of findings of the Township Engineer should be sent or handed in person to the applicant or his/her representative by the Township Staff.

502.E.Review by Commission. The Planning Commission should accomplish the following within the time limitations of the State Planning Code (unless the applicant grants a written time extension), while allowing a sufficient number of days within this deadline for a decision by the Board of Supervisors.

1. Review applicable reports received from any official reviewing agencies;
2. Provide a recommendation regarding whether the Preliminary Plan Submission meets the requirements of this Ordinance and other applicable ordinances;
3. Recommend any revisions to the submission that are needed to comply with this Ordinance or that would generally improve the plan;
4. Recommend approval, conditional approval, or disapproval of the Preliminary Plan Submission in a written report to the Board of Supervisors that should: specify any recommended conditions for approval, identify defects found in the application, describes requirements which have not been met, and cite the provisions of the ordinance relied upon.

502.F.Review and Action by Board of Supervisors. The Board of Supervisors shall:

1. Review the report of the Commission and any reports that have been received from reviewing agencies;
2. Determine whether the Preliminary Plan Submission meets the requirements of this Ordinance and other ordinances;
3. Approve, conditionally approve or disapprove the Preliminary Plan Submission within the time limits required by the PA Municipalities Planning Code. (As of adoption date of this Ordinance, this law requires:
 - a. the Board of Supervisors to act not later than 90 days following the date of the first regular meeting of the Commission held after the Preliminary Plan has been properly filed for review; but in no case shall the Board of Supervisors' decision be made later than 90 days following the date the submission was accepted as being filed for review, unless the Applicant grants a written extension of time; and
 - b. that no subdivision or land development shall be granted final approval until a report is received from the County Planning Commission or until the expiration of 30 days from the date the application was forwarded to the County Planning Commission, whichever comes first.)

502.G. Decision by Board of Supervisors.

1. The decision of the Board of Supervisors shall be in writing and shall be communicated to the Applicant personally or by mail at his/her last known address not later than 15 days following the decision.
2. Approval of the Preliminary Plan Submission shall constitute conditional approval of the subdivision or land development as to the character and intensity, but shall not: a) constitute approval of the Final Plan or b) authorize the sale of lots or construction of buildings.
3. If the Preliminary Plan Submission is disapproved, the decision shall: specify defects found in the Submission, describe requirements which have not been met and cite the provisions of the statute or ordinance relied upon in each case.
4. At the discretion of the Board of Supervisors, the Board may grant combined preliminary/final plan approval if: a) the preliminary plan submission also meets all of the requirements of a final plan submission and b) the Board determines that there are no significant outstanding matters regarding the plan.

502.H. Final Plan Submission Deadline.

1. An applicant shall file a Final Plan within 5 years from the date of the approval of the Preliminary Plan by the Board of Supervisors.
2. Failure to comply with this requirement shall render the Preliminary Plan null and void, and a new Preliminary Plan submission and approval shall be required.

502.I. Development in Stages. See Section 602.I.

503. PRELIMINARY PLAN REQUIREMENTS. (See Section 502.A. regarding when a preliminary plan is required.)

503.A. All of the following information and materials listed in this section are required as part of all preliminary plans for any land development and any major subdivision. **This list of requirements shall serve both:**

1. **to establish the requirements, and**
2. **as a checklist for the applicant and the Township to use to ensure completeness of submissions.**

The applicant shall submit completed photocopies of this section as part of the application.

503.B. The required information listed in this Section may be combined or separated onto different sheets, provided that all information is clearly readable.

503.C **Deferral of Information. See Section 107.C.3, which may allow an applicant to defer submitting of engineering details from the Preliminary to the Final Plan stage.**

Section 503.D. **Chestnuthill Township**

Preliminary Plan for Major Subdivision or Land Development**

Checklist and List of Submittal Requirements

Applicant's Name: _____

Applicant's Address: _____

Applicant's Daytime Phone No(s): _____

Applicant's Signature: _____ Date: _____

See also Section 107.C. which may allow detailed engineering information to be deferred from the Preliminary Plan to the Final Plan stage.

* Place checkmarks in the appropriate columns below, except: 1) insert "NA" in the "Not Submitted" column if not applicable and 2) insert "W" in the "Not Submitted" column if a waiver is requested from the requirement.

** See Section 502.A. concerning which types of "land developments" are required to submit a Preliminary Plan.

NOT
SUBMITTED SUBMITTED*

A. GENERAL SUBMISSION ITEMS: (Note- the Township may require the submission of additional numbers of copies)

- | | | |
|-------|-------|---|
| _____ | _____ | 1. 2 copies of Township application * |
| _____ | _____ | 2. Required Township review fee(s) and escrow |
| _____ | _____ | 3. 2 copies of the Completed Application (see Appendix A) * |
| _____ | _____ | 4. 2 copies of the Preliminary Plan Checklist (using the photocopies of the pages in this Section) * |
| _____ | _____ | 5. 12 print copies of the complete Preliminary Plans * |
| _____ | _____ | a. One copy submitted to the Township shall be marked "File Copy" with original signatures and seals of Plan Preparers. |
| _____ | _____ | 6. 3 additional print copies of only the Layout Plans |
| _____ | _____ | 7. 3 sets of Supportive Documents * |
| _____ | _____ | 8. Receipt that applicant provided 2 copies of the plan to the County Planning Commission for review. |
| _____ | _____ | 9. Aerial Photo. An applicant for a major subdivision shall submit an aerial photo of the site, with the boundaries of the site highlighted. (Note - Aerial photos may be available through the County Planning Commission, among other sources). |

See also "Sewage Facility Planning" under "Supporting Documentation" below, which may require additional copies.

* Note - One of these copies shall be submitted directly by the applicant to the offices of the Township Engineer.

B. DRAFTING REQUIREMENTS: All information shall be legibly and accurately presented.

- | | | |
|-------|-------|---|
| _____ | _____ | 1. Plans prepared on a standard sized sheet (such as 18"x24", 24"x36", 30"x42" or 36"x48"). A plan shall not be smaller than 18 by 24" in size. All copies of plans should be folded to approximately 9"x12" size in such a manner that the title of the sheet faces out, except exceptionally large and thick sets of plans may be rolled. |
| _____ | _____ | 2. Plans drawn to scale of 1 inch = 50 feet or other scale pre-approved by the Township Engineer or Subdivision Administrator. |

* Place checkmarks in the appropriate columns below, except: 1) insert "NA" in the "Not Submitted" column if not applicable and 2) insert "W" in the "Not Submitted" column if a waiver is requested from the requirement.

NOT

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SUBMITTED SUBMITTED*

- | | | | |
|-------|-------|-----|---|
| _____ | _____ | 3. | All dimensions set in feet and decimal parts thereof, and bearings in degrees, minutes and seconds. |
| _____ | _____ | 4. | Differentiation between existing and proposed features |
| _____ | _____ | 5. | Boundary line of the tract, shown as a heavy boundary line. |
| _____ | _____ | 6. | If layout plans involve 2 or more sheets, a map of the layout of the entire project at an appropriate scale on one sheet, and a key map showing how the sheets connect. |
| _____ | _____ | 7. | If the tract(s) crosses a municipal boundary, a map showing both the portions in Chestnuthill Township and the other municipality, in sufficient detail for the Township to determine how the parts will interrelate. |
| _____ | _____ | 8. | Required profiles shown at a scale of 1"=50' horizontal and 1"=5' vertical, or other scale pre-approved by the Township Engineer or Township Staff. |
| _____ | _____ | 9. | All sheets numbered and listed on one page. |
| _____ | _____ | 10. | Words "Preliminary Plan" and sheet title (such as "Layout Plan") on each sheet |

C. GENERAL INFORMATION:

- | | | | |
|-------|-------|-----|---|
| _____ | _____ | 1. | Name of project on each sheet |
| _____ | _____ | 2. | Name of landowner and developer (with addresses) |
| _____ | _____ | 3. | Names and addresses of abutting property owners |
| _____ | _____ | 4. | Lotlines of adjacent lots, and approximate locations of any buildings, common open spaces, detention basins or drainage channels existing or approved within 150 feet of the boundaries of the proposed project |
| _____ | _____ | 5. | Notarized Owners Statement - see Appendix B |
| _____ | _____ | 6. | Surveyor and plan preparer's statement (See Appendix B) |
| _____ | _____ | 7. | Approval/review signature blocks for: Board of Supervisors, Township and County Planning Commissions (see Appendix B) |
| _____ | _____ | 8. | Context/Location map at a standard scale (preferably 1"= 200' or larger, unless a smaller scale is needed to fit on a single sheet) showing the boundaries of the project in relation to the approximate location of the following features within 1,000 feet from the boundaries of the tract: existing and proposed streets, waterways, trails, preserved open spaces, parks, and municipal borders |
| _____ | _____ | 9. | North arrow, graphic scale, written scale |
| _____ | _____ | 10. | Date of plan and all subsequent revision dates (especially noting if is revision of a previously approved plan) with space for noting future revision dates and general type of revisions |
| _____ | _____ | 11. | Deed Book volume and page number from County records |
| _____ | _____ | 12. | Tax map number and block and lot and property identification number for the tract being subdivided |
| _____ | _____ | 13. | A statement on the plan of proposed principal uses that are intended for each lot |
| _____ | _____ | 14. | Compliance with Section 505 "Conservation Design" process. |

D. EXISTING RESOURCES AND SITE ANALYSIS MAP:

- | | | | |
|-------|-------|----|--|
| _____ | _____ | 1. | Existing contour lines shown at the same scale as the layout plan, as follows: |
| | | a. | shall be based on a field survey or photogrammetric procedure that was completed at a scale of 1"= 100' or larger. Contours shall be based upon U.S.G.S. datum, with an established bench mark. |
| | | b. | The contour interval shall be sufficient to determine compliance with Township ordinances. An interval of 2 feet for slopes of less than 15% and 5 feet for slopes of 15% or greater is generally recommended. |

Chestnuthill Township Subdivision and Land Development Ordinance – Adopted 10/24/02

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- | | | |
|-------|-------|---|
| | | c. Note- Contours are not required to be shown within areas of lots of 10 acres or more that are clearly not intended to be altered as a result of this proposed subdivision or land development, unless needed to determine adequacy of stormwater management |
| _____ | _____ | 2. Identification of any slopes of 15 to 25%, & greater than 25% |
| _____ | _____ | 3. The locations of watercourses (with any name), natural springs, ponds, lakes and wetlands. |
| | | a. An applicant is <u>not</u> required to have completed all Federal and State wetland permit applications until Final Plan submission. |
| | | b. Detailed delineations by a qualified professional of wetlands are required with the Preliminary Plan submission, with the locations accurately shown on the plan, unless: |
| | | 1) the Plan states that no alteration, buildings, earthmoving, driveways or septic systems will occur within 200 feet of any areas that could be reasonably suspected of being wetlands. In such case, only the approximate areas of such wetlands need to be shown. |
| _____ | _____ | 4. Rock outcrops, stone fields, sinkholes and topical depressions |
| _____ | _____ | 5. Location of any areas within the 100 year floodplain (with differentiation between floodway and floodfringe if available from official Federal floodplain maps) |
| _____ | _____ | 6. Approximate locations and abbreviated names of soil types, according to the County Soil Survey (or more detailed professional study) with identification of those that are alluvial, hydric, have a depth to bedrock of less than 3 feet or a seasonally high water table of less than 3 feet. If such soils do not exist, that shall be stated on the Plan. |
| _____ | _____ | 7. Ridgelines and watershed boundaries. |
| _____ | _____ | 8. Area and location of any proposed common open space or conservation open space, with a description of the rationale used to locate the open spaces |
| _____ | _____ | 9. If any common open space proposed: method of ownership and entity proposed to be responsible for maintenance |
| _____ | _____ | 10. If any common open space proposed: description of intended purposes, proposed improvements (such as rough grading) and any proposed recreation facilities |
| _____ | _____ | 11. Any proposed recreation trails, existing trails and trail easements |
| _____ | _____ | 12. Principal buildings estimated to be 80 years or older that could be impacted by the project, with name and description |
| _____ | _____ | 13. Existing and proposed utility easements and restrictive covenants and easements for purposes which might affect development (stating which easements and rights-of-ways proposed for dedication to the municipality) |
| _____ | _____ | 14. Locations of treelines and existing forested areas, with a description of the approximate average trunk diameter of the older trees on the tract (such as "less than 12 inches") |
| _____ | _____ | 15. Locations of individual mature trees of greater than 18 inches trunk diameter measured at a height of 3 feet above the surrounding average ground level, other than trees within forested areas and treelines (not required for areas that will not be affected by the proposed plan, if so noted on the plan) |
| _____ | _____ | 16. Any proposed evergreen screening, buffer yards or earthen berming (if required by Zoning Ordinance) |

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| _____ | _____ | 17. Areas of existing mature woods that are proposed to be protected and preserved or removed |
| _____ | _____ | 18. General types, sizes and locations of any required street trees (see Section 1018), paved area landscaping (see Township Zoning Ordinance) and any other major proposed landscaping. |
| _____ | _____ | 19. Any proposed fencing (including height and type) and/or landscaping around stormwater basins (see Section 1008) |
| _____ | _____ | 20. An identification of major scenic views onto the tract and from the tract |

E. MAN-MADE FEATURES: (with existing features graphically differentiated from proposed features)

- | | | |
|-------|-------|---|
| _____ | _____ | 1. Existing and proposed lot lines |
| | | a. The boundaries of lots (other than a residual lot of at least 10 acres) shall be determined by accurate field survey, closed with an error not to exceed 1 in 10,000 and balanced. |
| | | b. The boundaries of any residual tract which is 10 acres or more may be determined by deed (Any residual lot of less than 10 acres shall fully comply with this Ordinance). |
| _____ | _____ | 2. Location of existing monuments |
| _____ | _____ | 3. Sufficient measurements of all lots, streets, rights- of-way, easements and community or public areas to accurately and completely reproduce each and every course on the ground. |
| _____ | _____ | 4. Existing and proposed (if known) building locations |
| _____ | _____ | 5. Overhead electric high-voltage lines and rights-of-way/easements |

F. ZONING REQUIREMENTS:

- | | | |
|-------|-------|---|
| _____ | _____ | 1. Applicable zoning district and required minimum lot area |
| _____ | _____ | 2. Minimum setback requirements shown for each lot |
| _____ | _____ | 3. Statement of type of water and sewer service proposed (such as "public water and public sewer") |
| _____ | _____ | 4. Required and proposed building coverage and impervious coverage (may be stated as "typical proposed" for single family detached or twin homes) |

G. PROPOSED LAYOUT:

- | | | |
|-------|-------|---|
| _____ | _____ | 1. Total acreage of site and total proposed number of lots and dwelling units |
| _____ | _____ | 2. Identification number for each lot (and for each building if more than 1 building per lot) |
| _____ | _____ | 3. Lot width (at minimum building setback line) and lot area for each lot |
| _____ | _____ | 4. Dimensions of each lot in feet |
| _____ | _____ | 5. Existing rights-of-way and cartway widths and locations of existing streets, including existing streets within 200 feet of boundaries of tract |
| _____ | _____ | 6. Proposed rights-of-way & cartway widths & locations of existing & proposed streets, including streets within other projects within 200 feet of the boundaries of tract |
| _____ | _____ | 7. Street centerline information including bearings and distances |

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




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|-------|-------|--|
| _____ | _____ | 8. Horizontal curve data including radius, tangent, or arc length and delta, cord bearing and distance. Such information may be listed in a table, using reference numbers on a plan, provided that sufficient information is provided along each course (such as radius and arc length) such that each course can be reproduced in the field. See waiver provisions in Section 107. |
| _____ | _____ | 9. Right-of-way and curb lines with horizontal curve radii at intersections |
| _____ | _____ | 10. Beginning and end of proposed street construction |
| _____ | _____ | 11. Street improvements proposed by the applicant, including any acceleration/ deceleration lanes, traffic signal, street realignment or widening of abutting streets |
| _____ | _____ | 12. Any proposed curbing (place NA in Not Submitted column if not proposed) |
| _____ | _____ | 13. Any proposed sidewalks (place NA in Not Submitted column if not proposed), with any proposed handicapped ramps at intersections |
| _____ | _____ | 14. Any proposed bicycle paths (place NA in Not Submitted column if not proposed) |
| _____ | _____ | 15. Names of existing streets and initial proposed names of new streets |
| _____ | _____ | 16. Designation which streets are proposed to be dedicated to the Township or to remain private. |
| _____ | _____ | 17. Evidence that any proposed or intensified new street or driveway entrance onto a State road will meet PennDOT sight distance requirements, unless a Highway Occupancy Permit has already been approved for the use. |
| _____ | _____ | 18. Sight distance triangles meeting Township requirements |

H. UTILITY PLAN:

- | | | |
|-------|-------|---|
| _____ | _____ | 1. Symbols. As applicable, the following existing and proposed items for each lot, using the following symbols (or other symbols pre-approved by the Township staff): |
| | |  Well (if not connected to central water system)-with required separation distance shown from septic drain fields, and with dimensions from lotlines |
| | |  Primary drain field (with dimensions from lotlines, and with depth of limiting zone and average percolation rate stated on plan) |
| | |  Secondary drain field - shall be perc tested, and dimensioned from lot lines |
| | |  Suitable soil probe location, with depth to limiting zone |
| | |  Unsuitable soil probe location, with depth to limiting zone |
| | | ::: Suitable percolation test locations (2 sites required meeting DEP requirements), with average percolation rate |
| | |  Unsuitable percolation test location(s) - if any |

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2. If on-lot sewage disposal service is proposed: (see also "Supporting Documentation" in Section 604)
 - a. proposed contour lines on same sheet as utility layout
 - b. location of existing and proposed wells within 100 feet of the boundaries of the project
 - c. proposed or typical location of dwelling/building
 - d. locations of soils with a seasonally high water table averaging less than 3 feet (see County Soil Survey)
 - e. exact slope across primary and secondary sewage system sites
3. If central sewage service is proposed:
 - a. proposed contour lines on same sheet as utility layout
 - b. location and size of mains and laterals, with locations corresponding to stationing on the profile
 - c. locations of manholes, with invert elevation of flow line and grade at top of each manhole
 - d. proposed lotlines and any proposed easements or rights-of-ways needed for the utilities
 - e. location of all other drainage facilities and public utilities in the vicinity of sanitary sewer lines
 - f. type, size, length and grade of sewer lines
4. If central water service is proposed:
 - a. location and size of existing and proposed waterlines
 - b. existing and proposed fire hydrant locations
 - c. distance noted that water lines will have to be extended to reach existing lines (if not already abutting the tract)
5. Any existing and proposed underground natural gas, electrical, telephone, cable TV or other utility lines, with any easements shown that will affect development
6. List of contacts for all underground utilities in the area, with phone numbers stated on the grading plans (as required by State Act 172)

I. GRADING AND STORMWATER MANAGEMENT PLAN:

1. Existing and proposed storm drainage facilities or structures, including detention basins (with capacity), swales, pipes (with sizes), culverts and inlets
 2. Capacity, depth, dimensions and locations of detention basins
 3. Pre-development and post-development watershed areas for each detention basin or major drainage channel or point of concentration
 4. Locations of any proposed or existing stormwater easements
 5. Intended design year standards for culverts, bridge structures and/or other stormwater facilities
 6. Schematic location of all underground utilities
 7. Entity responsible to maintain/ own any detention basin
 8. Any additional information needed under Section 1008
 9. Existing and proposed contour lines (see description under "Natural Features")
- See also stormwater basins under "Construction Details"

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J. FOR USES OTHER THAN SINGLE FAMILY DETACHED OR TWIN DWELLINGS:

- | | | |
|-------|-------|--|
| _____ | _____ | 1. For townhouses or apartments, evidence that the project meets the density requirements of the Zoning Ordinance |
| _____ | _____ | 2. Evidence that the project will meet the off-street parking requirements of the Zoning Ordinance |
| _____ | _____ | 3. Arrangement of off-street parking spaces, parking aisles, off-street loading areas and extent of areas to be covered by gravel or asphalt |
| _____ | _____ | 4. For townhouses, any proposed methods to ensure privacy between outdoor semi-private areas (such as fences or walls or plantings between rear yards) |
| _____ | _____ | 5. Illustrative sketches of exteriors of proposed buildings (encouraged but not required) |
| _____ | _____ | 6. Number, sign area, height and location of proposed signs |
| _____ | _____ | 7. Major types, heights and locations of outdoor lighting |
| _____ | _____ | 8. Location of any proposed outdoor storage areas |
| _____ | _____ | 9. Note stating total square feet of paved area, including gravel areas |

K. EROSION AND SEDIMENTATION PLAN: (may be submitted at the Final Plan stage if the applicant provides a written and signed statement that earth will not be disturbed until after Final Plan approval).

- | | | |
|-------|-------|---|
| _____ | _____ | 1. Drawings showing locations and types of proposed erosion and sedimentation control measures, complying with the regulations and standards of the County Conservation District and DEP. |
| _____ | _____ | 2. Narrative describing proposed soil erosion and sedimentation control methods. |

L. ROAD PLAN-PROFILES: (with profile drawings on same sheet as plan drawings; unless waived under Section107.C.3)

- | | | |
|-------|-------|---|
| _____ | _____ | 1. Profile of existing and proposed ground surface along centerline of street. |
| _____ | _____ | 2. Proposed centerline grade with percent on tangents and elevations at 50 feet intervals. |
| _____ | _____ | 3. All vertical curve data including length, elevations and minimum sight distance as required by Article 10. |
| _____ | _____ | 4. Cross sections at 50 feet intervals if required by the Township Engineer |

M. SANITARY SEWER AND STORM DRAIN PLAN-PROFILES: (with profile drawings on same sheet as plan drawings) (Unless waived under Section107.C.3)

- | | | |
|-------|-------|--|
| _____ | _____ | 1. Profile of proposed ground surface with elevations at top of manholes or inlets |
| _____ | _____ | 2. Profiles of storm sewer and sanitary sewer lines, corresponding to stationing of any street |
| _____ | _____ | 3. All line crossings of other utilities. |
| _____ | _____ | 4. Slope, size, type and length of water and sewer pipes. |
| _____ | _____ | 5. Invert elevation and top of grate or manhole elevation. |

N. CONSTRUCTION DETAILS: (Unless waived under Section107.C.3)
Detailed plan and cross-sectional drawings for detention or retention basins.

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O. SUPPORTING DOCUMENTS AND ADDITIONAL INFORMATION:

- | | | |
|-------|-------|--|
| _____ | _____ | 1. Residual Lands Sketch. If the submitted plans do not include all undeveloped or underdeveloped adjacent or abutting lands owned by the same landowner or under control of the same developer (or closely related corporations), then a sketch shall be submitted at an appropriate approximate scale, on one sheet, covering all such land holdings together with a sketch of a reasonable future potential street system. Such sketch shall demonstrate that the proposed subdivision provides for the orderly development of any residual lands and/or does not adversely affect the potential development of residual lands. |
| _____ | _____ | 2. Sewage Planning. If a sewage facility planning module is required by DEP, then prior to Preliminary Plan approval, the applicant shall submit 2 complete copies for Township use, plus shall submit copies of the module and required accompanying plans to various agencies as required under State regulations. The approval of a sewage planning module is not required until final plan approval, but the applicant shall provide evidence that they are actively working to comply with DEP procedures, including forwarding complete submittals to the proper review agencies. |
| _____ | _____ | 3. Central Water. If central water service is proposed by an existing water company or authority, the applicant shall provide a letter from such water company or authority which states that the company or authority expects to be able to adequately serve the development, that the proposed water system is generally acceptable and that references standard conditions or specifications required by the company or authority for the provision of services. |
| _____ | _____ | 4. Public Sewage. If service is proposed by a sewage authority, the developer shall submit a copy of a letter from the authority which states that the authority can adequately serve the subdivision, that the proposed sanitary sewage system is generally acceptable and that references standard conditions or specifications required by the authority for connection to the system. |
| _____ | _____ | 5. Nonpublic Sewage. If service is proposed by a central sewage system that is not publicly-owned, the developer shall provide sufficient information to show that the proposed system would be feasible, within DEP regulations and maintained and operated through an acceptable system. |
| _____ | _____ | 6. Access to State Roads. If access is proposed to a State highway: a) copy of any information submitted to PennDOT and any correspondence from PennDOT regarding the proposed access to State roads (this requirement applies throughout the entire approval process), and b) evidence that the proposed access will meet PennDOT sight distance requirements. |
| _____ | _____ | 7. Floodplain. If the project would include any area within the 100 year floodplain or any watercourse, a statement from the Zoning Officer indicating that the proposed subdivision or land development would be in compliance with the Floodplain regulations of the Township. |
| _____ | _____ | 8. A statement describing the nature of the landowner's and the developer's involvement in the proposed development, and the names of the primary partners or chief officers of any corporate developer. |

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_____	_____	9. Method of ensuring maintenance of any private street.
_____	_____	10. List of any Modifications or Waivers requested to this Ordinance
_____	_____	11. Copies of the decisions of any zoning variances that are relevant to the proposal.
_____	_____	12. Stormwater Calculations meeting the requirements of Section 1008, unless such requirement is deferred under Section 107.C.
_____	_____	13. For industrial operations or industrial storage: A written description of the proposed use in sufficient detail to indicate a) any noise, glare, smoke and fumes nuisances, b) to allow a general determination of possible fire, explosive, toxic, genetic, public health or other hazards and c) to estimate the amount, direction and times of any tractor-trailer truck traffic that is expected.
_____	_____	14. If non-central sewage service is proposed, a copy of septic percolation test and soil probe results.
_____	_____	15. A copy of the existing deed of the property(ies)
_____	_____	16. Traffic impact study if required under Article 10
_____	_____	17. Groundwater study if required under Article 10
_____	_____	18. Community impact study if required under Article 10
_____	_____	19. With each revision of a previously submitted plan, the Plan Preparer shall either:
		a) certify in writing that no changes were made to the Plan, other than changes requested by the Township, or
		b) list the changes that were made, other than those changes requested by the Township. It is not necessary to list typographic corrections.

504. **CERTIFICATION.** All certification shall comply with the State professional licensing laws. All subdivisions of land shall be certified and stamped by a Registered Land Surveyor. At least one set of all plans provided to the Township, including revisions, shall bear original signatures and original seals of plan preparers, which shall be marked as a "Township File Copy."

505. **DESIGN PROCESS.** As part of the submittal of a sketch plan, preliminary plan or conditional use, whichever comes first, for a Major Subdivision or Land Development that involves over 3 acres of land for a non-residential project or 6 or more dwelling units for a residential project, the applicant shall provide the following mapping and prove to the Planning Commission that the following process was followed in designing the proposed development.

505.A. Applicants are strongly encouraged to submit these sketches as part of the sketch plan process, to avoid delays to the applicant in Preliminary Plan approval. Submittal at the sketch plan stage will greatly increase the likelihood that all issues will be able to be resolved in time to meet the standard 90 day time clock for approval of a preliminary plan, without needing time extensions.

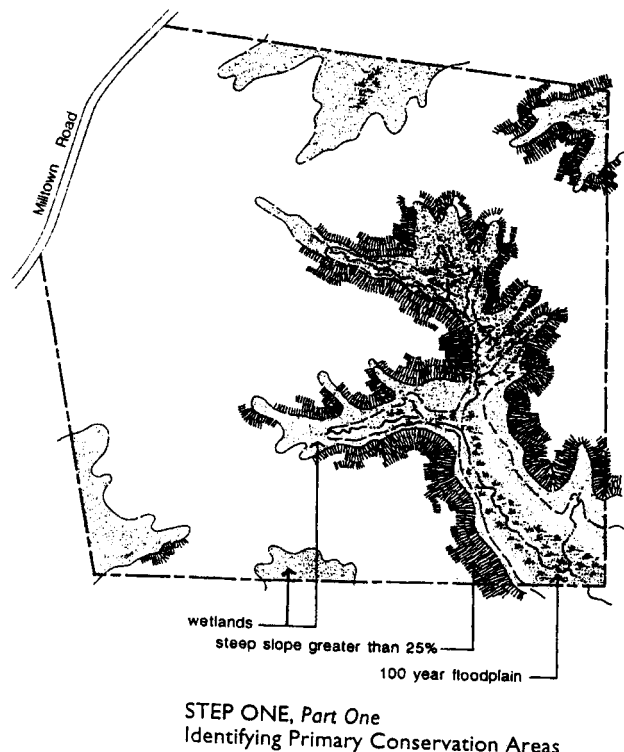
505.B. This process is intended to show everyone how the special features of the property relate to resource areas on adjacent lands, and how the development will properly relate to the features of the land that are most worthy of conservation. See the "Existing Resources and Site Analysis Map" provisions in Section 503.D. part D. Existing conditions shall be accurately mapped. For the sole purposes of meeting this Section 505, the mapping of proposed development may be at a sketch plan level of detail.

Source of Sketches - Arendt, Randall G., Growing Greener: A Conservation Workbook for Municipal Officials in Pennsylvania. Media PA: Natural Lands Trust, 1997.

1. Delineation of Open Space. Using the map of Existing Resources and Site Analysis Map, the applicant shall delineate areas that are proposed to be preserved as Conservation Open Space (in the case of a Conservation Design Subdivision), Common Open Space (if required by Section 1007 of this Ordinance or other sections of the Zoning Ordinance) and/or otherwise through conservation easements.

- a. If a Conservation Design Subdivision is proposed, then the applicant shall show compliance with the applicable requirements of the Zoning Ordinance, including but not limited to the following:

- 1) Providing calculations of the minimum percent and acreage of required conservation open space, which shall be submitted at the Sketch Plan stage or the Preliminary Plan stage, whichever submission occurs first.
- 2) Proposed conservation open space shall be designated using the Existing Resources and Site Analysis Map as a base map. The applicant shall prove compliance with applicable provisions of the Zoning Ordinance and Section 1023 of this Ordinance. Primary conservation areas shall be delineated comprising 100 year floodplains, wetlands and slopes over 25 percent. (Note - The definition of Primary conservation areas is independent of any "density factors" that may be required to be applied under the Zoning Ordinance.)
- 3) The proposed conservation open space shall maximize opportunities to interconnect open spaces with important natural features and common/ conservation open space on neighboring properties (see the "Context Map" in Section 503). The applicant should consider the Map of Potential Conservation Areas in the West End Recreation and Open

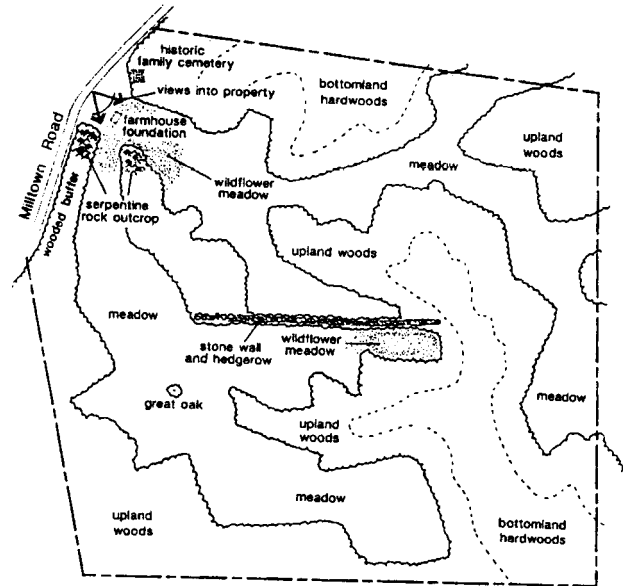


Space Plan, unless or until a more detailed map is prepared for Chestnuthill Township.

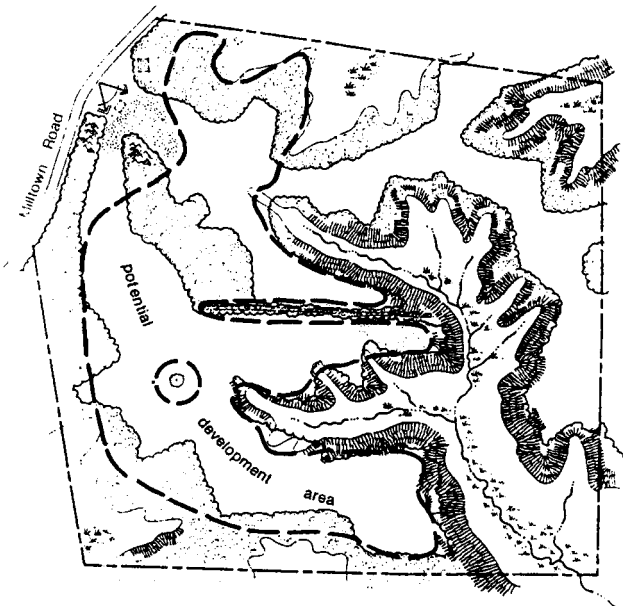
- 4) In delineating Secondary Conservation Areas, the applicant shall prioritize natural and cultural resources on the tract in terms of their highest to least suitabilities for inclusion in the proposed Conservation Open Space in consultation with the Planning Commission and in accordance with Section 1023 of this Ordinance and applicable sections of the Zoning Ordinance.
- 5) On the basis of those priorities and practical considerations given to the tract's configuration, its context in relation to resource areas on adjoining and neighboring properties, and the applicant's subdivision objectives, Secondary Conservation Areas shall be delineated to meet at least the minimum area percentage requirements for conservation open space and in a manner clearly indicating their boundaries as well as the types of resources included within them.

b. If a Conservation Design Subdivision is not proposed, the applicant shall show measures that will be used to minimize impacts upon important natural features. The applicant shall show that every reasonable effort has been made to locate development to: a) avoid the over 25 percent slopes, 100 year floodplain and wetlands and b) minimize impact upon the Secondary Conservation Areas. In addition to meeting any requirement for Common Open Space, important natural features should also be protected as part of individual lots (such as large rear yards and/or through conservation easements).

2. Potential Development Areas Concept Map. Based upon consideration of the Existing Features Map and the Primary and Secondary Conservation Areas (as described above), the Potential Development Areas shall be mapped. These Potential Development Areas



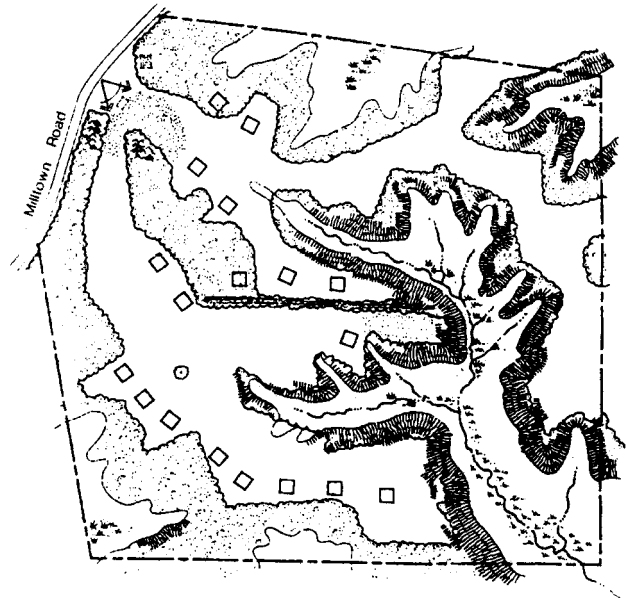
STEP ONE, Part Two
Identifying Secondary Conservation Areas



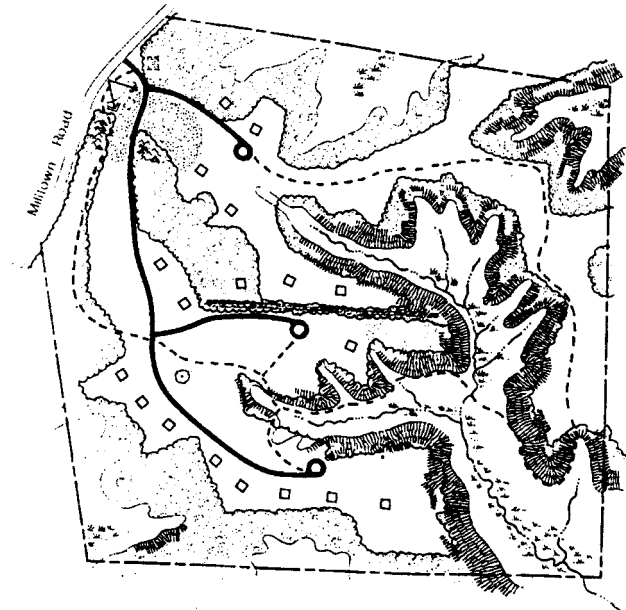
STEP ONE, Part Three
Potential Development Areas

are areas that are best-suited for the majority of the development on the tract.

3. Location of Home Sites. In respect of the Primary and Secondary Conservation Areas described above, the approximate proposed locations of new homes/principal buildings shall then be selected. It is recognized that on-lot septic system suitability needs to influence these choices, when septic systems are used. It is also recognized that some intrusions into the Secondary Conservation Areas may be necessary to allow reasonable uses of the land, provided that such development is carefully located and designed to minimize impacts upon valuable resources and features. These home sites can also be selected to maximize views, including views into the Conservation Areas.
 - a. While the mapping of existing features required by this Section is required to be accurate and to scale, the locations of proposed home sites, lot lines, roads and trails may be at a sketch plan level of detail for the purposes of complying with this Section.
 - b. The applicant shall provide a written and graphic analysis of how the proposed development will respect and incorporate the important resources of the site and be coordinated with resources, open space/trail corridors and views on surrounding properties. This may involve an “overlay” map that shows important natural features and proposed development.
4. Layout of Streets and Trails. A sketch of the tentative street layout shall then be designed to serve the appropriate building sites. Trails should also be considered to link together common open spaces, clusters of homes and other destinations (such as nearby stores, parks and schools). Building sites should be clustered together to minimize expensive wetland and creek crossings by roads.

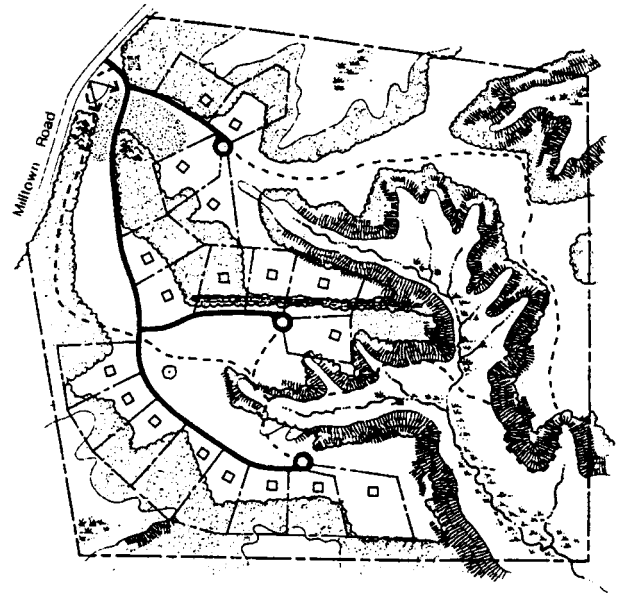


STEP TWO
Locating House Sites



STEP THREE
Aligning Streets and Trails

5. Drawing the Lot Lines. Tentative lot lines should then be drawn on the site to encompass the proposed building sites - to result in a Development Concept Plan. Once this sketch is prepared, then more detailed engineering may be completed.



STEP FOUR
Drawing in the Lot Lines

Article 6

Final Plans for Subdivisions and Certain Land Developments

601. APPLICABILITY. This Article lists the requirements for final plans for a major subdivision or any land development, except that a “land development” that only involves the following may be submitted under the simplified requirements of Article 7: a) a lot line adjustment, b) a single non-residential building of up to 10,000 square feet of building floor area with no new dwelling units on an existing lot, or c) minor corrections or minor revisions to a previously approved plan as specified in Section 704.

602. SUBMISSION AND REVIEW PROCEDURE.

602.A. Final Plan Submission Required.

1. A Final Plan Submission for each major subdivision or land development must be filed by the Applicant and reviewed in accordance with the provisions of this Article 6.
2. A Final Plan shall only be submitted after a Preliminary Plan has been approved by the Board of Supervisors, if a Preliminary Plan is required.

602.B. Final Plan Submission Deadline. An applicant shall file a Final Plan Submission within 5 years from the date of the approval of the Preliminary Plan by the Board of Supervisors. Failure to comply with this requirement shall render the Preliminary Plan Submission null and void, and a new Preliminary Plan Submission must be filed under any currently applicable ordinances.

602.C. Filing and Distribution.

1. The Applicant shall file with the Township Staff at least 15 calendar days prior to a regular Planning Commission meeting (not including a workshop meeting): a) the required fees, and b) the information and plans required under Section 603. Any subsequent submittal of revised plans shall be submitted at least 15 days before a Planning Commission meeting where the plans are intended to be reviewed, unless permission is granted for a later submittal by the Township Engineer or Planning Commission. These deadlines may be revised by resolution of the Board of Supervisors.
2. The Township Staff shall forward applicable plans to the following agencies to seek their comments prior to Final Plan Approval:
 - a. Municipal Authority or Sewage Enforcement Officer (if applicable),
 - b. Township Fire Chief (layout and utility plan, if not reviewed at the preliminary plan level and if deemed appropriate by the Planning Commission or Township Staff),
 - c. the appropriate Township staff (including 1 official "file" copy of all materials submitted by the applicant),
 - d. the Township Planning Commission (including copies of the Application Form, at least 1 copy of the Preliminary Plan Checklist, several copies of the Preliminary Plan and at least 1 copy of the Supporting Documents), with such information provided at or before the next regularly scheduled meeting of the Commission.

3. Applicant's Distribution. It is the applicant's responsibility to:
 - a. provide a copy directly to the offices of the Township Engineer of all materials submitted to the Township, by the same deadline as the deadline for Township submittal,
 - b. make agreements with the appropriate utility companies,
 - c. submit a complete application to PennDOT for any needed permit for access to or work within a State road right-of-way,
 - d. provide information to DEP or other agencies for any permits that might be required,
 - e. submit a copy of the soil erosion and sedimentation plan to the County Conservation District, and pay their required review fees, if earth disturbance is proposed, and if such erosion control plan was not approved at the preliminary plan level,
 - f. provide 2 copies of the plans to the County Planning Commission, with any required fee, and
 - g. if a sewage facility planning module is required by DEP, the applicant shall submit 2 complete copies for Township use, plus shall submit copies of the module and plans to various agencies as required under State regulations. A sewage planning module shall be completed and fully approved prior to final plan approval.
4. The filing of the Final Plan shall conform with the approved Preliminary Plan and any conditions and changes recommended by the Township during the Preliminary Plan review.
5. Revisions. A detailed list of revisions from a previously submitted plan shall be provided whenever a revised plan is submitted. The developer's plan preparer shall certify that the list of revisions is complete.

602.D. Determination of Completeness by Commission.

1. Based upon the initial review of the Township Staff and/or the Township Engineer, the Commission shall have authority, at its first regularly scheduled meeting after the Submission is filed in a timely fashion, to determine that a submission is significantly incomplete and therefore to refuse to review the submission further and to do one or more of the following:
 - a. Not accept the Submission, indicating deficiencies in writing, and return the fee (minus the costs of any Township review) to the Applicant.
 - b. Accept the Submission as being filed for review on the condition that the Applicant shall file such additional required materials and information to the Staff or appropriate agency or person within a certain number of days from the date of such acceptance.
 - c. Table the acceptance of the submission until the next Planning Commission meeting where the applicant has met all of the submittal requirements, and has filed such materials within the required time period prior to the meeting. The 90 day time limit for action shall not begin until the plan is accepted as complete.
 - d. Recommend that the Plan be rejected by the Board of Supervisors for just cause, such as the submission being incomplete.
2. If the Commission determines that the Submission is complete, as filed and as required, the Commission shall accept the plans and may begin its review.

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3. If the Commission determines that a Final Plan Submission, as filed, departs substantially from the approved Preliminary Plan, the Commission may classify the submission as a Revised Preliminary Plan (with the applicable review fees required) and process the application as such.

602.E. Review by Township Engineer.

1. The Township Engineer shall review the submission and provide one or more report(s) to the Planning Commission and Board of Supervisors. Matters that should be dealt with directly by the Planning Commission and/or the Board of Supervisors should be listed separately from technical engineering considerations.
2. The Applicant and/or his/her plan preparer shall make reasonable efforts to resolve technical engineering considerations outside of and prior to Planning Commission meetings. The Township Engineer may require the applicant or his/her plan preparer to meet with the Township Engineer for this purpose.
3. A copy of findings of the Township Engineer should be sent or handed in person to the applicant or his/her representative by the Township Staff.

602.F. Review by Commission. The Planning Commission shall accomplish the following within the time limitations of PA Municipalities Planning Code (unless the Applicant grants a written time extension), while allowing a sufficient number of days within this deadline for a decision by the Board of Supervisors.

1. Review applicable reports received from official review agencies,
2. Consider whether the Final Plan Submission meets the requirements of this Ordinance and other applicable ordinances,
3. Recommend some/all of any needed revisions needed for the Submission to conform to this Ordinance or that would generally improve the plan.
4. Recommend approval, conditional approval, or disapproval of the Final Plan Submission in a written report to the Board of Supervisors. The Commission may recommend conditions for approval or describe requirements which have not been met.

602.G. Review by Board of Supervisors. The Board of Supervisors shall:

1. Review the report of the Commission and any reports received from official reviewing agencies,
2. Determine whether the Final Plan Submission meets the requirements of this Ordinance and other applicable ordinances and
3. Approve, conditionally approve or disapprove the Final Plan Submission within the time limits established by the Municipalities Planning Code.

(As of the adoption date of this Ordinance, State law requires:

- a. the Board of Supervisors to act not later than 90 days following the date of the first regular meeting of the Commission held after the Final Plan has been property filed;
but in no case shall the Board of Supervisors' decision be made later than 120 days following the date the submission was accepted as being filed for review, unless the Applicant grants a written extension of time; and

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- 2) that no subdivision or land development shall be granted final approval until a report is received from the County Planning Commission or until the expiration of 30 days from the date the application was forwarded to the County Planning Commission, whichever comes first.)

602.H. Decision by Board of Supervisors.

1. Notice to Applicant. The decision of the Board of Supervisors shall be in writing and shall be communicated to the Applicant personally or mailed to him/her at his/her last known address not later than 15 days following the decision.
2. Dedications.
 - a. The approval of the Final Plan by the Board of Supervisors shall not by itself constitute an acceptance of the dedication of any street or other proposed public way, space, or area, unless the such acceptance is specified at such time.
 - b. Any such acceptance of dedication shall only occur after formal action of the Township at such time.
 - c. As part of an improvements agreement, if the Board of Supervisors elects to accept lands offered for dedication, the submission shall be accompanied by duly executed instruments of conveyance to the Township. Such instruments shall state that the title thereof is free and unencumbered.
 - d. The Board of Supervisors may require that a subdivider provide title insurance.
3. Disapproval. When a Final Plan Submission is disapproved, the decision shall specify defects found in the Submission, shall describe requirements which have not been met, and shall cite the provisions of the statute or ordinance relied upon in each case.
4. Conditions. The Board of Supervisors may attach reasonable conditions to an approval to ensure the carrying out of this Ordinance, other Township Ordinances and State laws and regulations. The applicant shall have a maximum 30 days after the action of the Board of Supervisors to accept or reject the conditions upon an approval. If the applicant does not reject a condition in writing within such 30 day period, the conditions shall be considered to have been accepted. If a condition is rejected by the applicant, the submittal shall be considered to have been disapproved, except as otherwise provided through a court challenge.

602.I. Development in Stages.

1. If requested by the Applicant, the Board of Supervisors may permit the undertaking of the required improvements and the preparation of the Final Plan to be completed in a series of sections or stages, each covering a portion of the proposed subdivision or land development as shown on the Preliminary Plan.
2. If Final Plans are to be filed in sections or stages, each section or stage shall provide sufficient access, utilities and amenities to allow the development to properly function if future stages are not built.

3. The boundaries of phases and the timing of related improvements shall be subject to the approval of the Board of Supervisors.
- 602.J. Statement of Approval. At the request of the applicant, the Township shall furnish the applicant with a signed copy of a resolution indicating approval of the applicant's final plan contingent upon the applicant providing a satisfactory financial security. The final plan will not be signed by Township officials until a satisfactory financial security is presented. The resolution of contingent approval shall expire and be deemed to be revoked if the financial security agreement is not provided within 90 days, unless a written extension is granted by the Township.
603. FINAL PLAN REQUIREMENTS.
- 603.A. All of the information and materials listed in this section are required as part of all final plans for: 1) a major subdivision or 2) a land development. **This list of requirements shall serve as both a list of requirements, and as a checklist for the applicant and the Township to ensure completion of submissions.** The applicant shall submit completed photocopies of this section as part of the application.
- 603.B. The required information listed in this Section may be combined or separated onto different sheets, provided that the plans will be clearly readable. If a particular plan or item was submitted at the Preliminary Plan stage, and is still complete and accurate, then the applicant may reference that submittal in the Final Plan submission instead of providing additional copies.

**Final Plan for Major Subdivisions and Certain Land Developments -
Checklist and List of Submittal Requirements**

Applicant's Name: _____

Applicant's Address: _____

Applicant's Daytime Phone No(s): _____

Applicant's Signature: _____ Date of Submittal: _____

* Place a checkmark in the applicable column below, except: 1) insert "NA" in the "Not Submitted" column if not applicable and b) insert "W" in the "Not Submitted" column if a waiver is requested from the requirement.

NOT

SUBMITTED SUBMITTED*

A. GENERAL SUBMISSION ITEMS: (The Township may require the Applicant to file additional copies)

- | | | |
|-------|-------|--|
| _____ | _____ | 1. 2 copies of completed Township application form (see Appendix A) ** |
| _____ | _____ | 2. Submittal of Township review fee(s)/escrow |
| _____ | _____ | 3. 2 copies of the Final Plan Checklist (using the photocopies of the pages in this Section) ** |
| _____ | _____ | 4. 12 print copies of the complete Final Plans **, with one copy submitted to the Township marked "File Copy" with original signatures and seals of Plan Preparers |
| _____ | _____ | 5. 3 additional print copies of only the Layout Plans |
| _____ | _____ | 6. 3 sets of Supportive Documents ** |
| _____ | _____ | 7. Receipt showing 2 copies of the plans were delivered by applicant to County Planning Commission |
| _____ | _____ | 8. If a sewage facility planning module is required by DEP, the applicant shall submit 2 complete copies for Township use, plus shall prove that all copies have been sent as required to review agencies. |

** One of these copies shall be submitted by the applicant directly to the offices of the Township Engineer.

B. DRAFTING REQUIREMENTS: All information shall be legibly and accurately presented.

- | | | |
|-------|-------|---|
| _____ | _____ | 1. Plans prepared on a standard sized sheet (such as 18"x24", 24"x36", 30"x42" or 36"x48"). A plan shall not be smaller than 18 by 24" in size. All copies of plans should be folded to approximately 9"x12" size in such a manner that the title of the sheet faces out, except exceptionally large and thick sets of plans may be rolled. |
| _____ | _____ | 2. Plans drawn at a scale of 1 inch = 50 feet or other scale pre-approved by the Township Engineer or Township Subdivision Administrator. |
| _____ | _____ | 3. All dimensions set in feet and decimal parts thereof, and bearings in degrees, minutes and seconds. |
| _____ | _____ | 4. Differentiation between existing and proposed features |
| _____ | _____ | 5. Boundary line of the tract, shown as a heavy boundary line |

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- | | | |
|-------|-------|--|
| _____ | _____ | 6. If layout plans involve more than one sheet, a map of the layout of the entire project at an appropriate scale on one sheet, with a key map showing how the layout sheets connect. |
| _____ | _____ | 7. If the tract(s) crosses a municipal boundary, a map showing both the portions in Chestnuthill Township and the other municipality, in sufficient detail for the Township to determine how the parts will interrelate. |
| _____ | _____ | 8. Required profiles shown at a scale of 1"=50' horizontal and 1"=5' vertical, or other scale pre-approved by the Township Engineer or Township staff. |
| _____ | _____ | 9. All sheets numbered and listed on one page. |
| _____ | _____ | 10. Words "Final Plan" and sheet title (such as "Layout Plan") on each sheet |

C. GENERAL INFORMATION:

- | | | |
|-------|-------|--|
| _____ | _____ | 1. Name of project on each sheet |
| _____ | _____ | 2. Name of landowner and developer (with addresses) |
| _____ | _____ | 3. Names and addresses of abutting property owners |
| _____ | _____ | 4. Lotlines of adjacent lots, and approximate locations of any buildings, common open spaces, detention basins or drainage channels existing or approved within 150 feet of the boundaries of the proposed project |
| _____ | _____ | 5. Notarized Owners Statement (See Appendix B) |
| _____ | _____ | 6. Surveyor and plan preparer's statement (See Appendix B) |
| _____ | _____ | 7. Approval/review signature blocks for: Township Board of Supervisors, Township Planning Commission and County Planning Commission (see Appendix B) |
| _____ | _____ | 8. Context/Location map at a standard scale (preferably 1"= 200' or larger, unless a smaller scale is needed to fit on a single sheet) showing the boundaries of the project in relation to the approximate location of the following features within 1,000 feet from the boundaries of the tract: existing and proposed streets, waterways, trails, preserved open spaces, parks, and municipal borders |
| _____ | _____ | 9. North arrow, graphic scale, written scale |
| _____ | _____ | 10. Date of plan and all subsequent revision dates (especially noting if is revision of a previously approved plan) with space for future revision dates and notations of general type of revisions |
| _____ | _____ | 11. Deed Book volume and page number from County records |
| _____ | _____ | 12. Existing tax map, block and lot numbers for tract being subdivided |
| _____ | _____ | 13. A statement on the plan of proposed principal uses that are intended on each lot |

D. EXISTING RESOURCES AND SITE ANALYSIS MAP:

- | | | |
|-------|-------|--|
| _____ | _____ | 1. Existing contour lines shown at the same scale as the layout plan as follows: |
| | | a. shall be based on a field survey or photogrametric procedure that was done at a scale of 1"= 100' or larger, with an established bench mark. |
| | | b. The contour interval shall be sufficient to determine compliance with Township ordinances. An interval of 2 feet for slopes of less than 15% and 5 feet for slopes of 15% or greater is generally recommended. |
| | | c. Note- Contours are not required to be shown within areas of lots of 10 acres or more that the Plan states are clearly not intended to be altered as a result of this proposed approval, unless needed for stormwater management |

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EXISTING RESOURCES AND SITE ANALYSIS (CONT.)

_____	_____	2. Identification of any slopes of 15 to 25 percent, and greater than 25 percent
_____	_____	3. Watercourses (with any name), natural springs, lakes
_____	_____	4. Wetlands. Detailed delineations by a qualified professional of wetlands are required with a metes and bounds description and shall be dimensioned from lot lines, unless: the Plan states that no alteration, buildings, earthmoving, driveways or septic systems will occur within 200 feet of any areas that could be reasonably suspected of being wetlands. In such case, only the approximate areas of such wetlands need to be shown. a. The applicant may be granted Final Plan approval conditioned upon receipt of all required Federal and State wetland permits. b. See the "supporting documentation" portion of this section regarding wetland studies.
_____	_____	5. Location of any areas within the 100 year floodplain (with differentiation between floodway and floodfringe if available from official Federal floodplain maps)
_____	_____	6. Approximate locations and names of soil types based upon the County Soil Survey or more detailed professional study, with identification of the following types of soils: alluvial, hydric, depth to bedrock of less than 3 feet or a seasonally high water table of less than 3 feet.
_____	_____	7. Area and location of any proposed common/conservation open space (if none proposed, place "W" in Not Submitted Column)
_____	_____	8. If any common open space or conservation open space is proposed: method of ownership and entity proposed to be responsible for maintenance
_____	_____	9. If any common or conservation open space proposed: description of intended purposes, proposed improvements (such as rough grading) and any proposed recreation facilities
_____	_____	10. Principal buildings estimated to be 80 years or older that are proposed to be impacted by the project, with name and description
_____	_____	11. Existing and proposed utility easements and restrictive covenants and easements for purposes which might affect development (stating which easements and rights-of-ways proposed for dedication to the municipality)
_____	_____	12. Locations of individual mature trees of greater than 18 inches trunk diameter measured at a height of 3 feet above the surrounding average ground level, in addition to outlines of existing wooded areas and treelines
_____	_____	13. Any proposed evergreen screening, buffer yards or earth berming (if required by Township Zoning Ordinance)
_____	_____	14. Areas of existing mature woods that are proposed to be protected and preserved or removed
_____	_____	15. General types, sizes and locations of any required street trees (see Section 1018), parking lot landscaping and any other major proposed landscaping.
_____	_____	16. Any proposed fencing (including height and type) and/or landscaping around any stormwater detention basin (see Section 1008)

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NOT
SUBMITTED SUBMITTED*

E. MAN-MADE FEATURES:

- | | | |
|-------|-------|---|
| _____ | _____ | 1. Existing and proposed lot lines. The boundaries of lots (other than a residual lot of at least 10 acres) shall be determined by accurate field survey, closed with an error not to exceed 1 in 10,000 and balanced. The boundaries of any residual tract which is 10 acres or more may be determined by deed. Any residual lot of less than 10 acres shall fully comply with this Ordinance. |
| _____ | _____ | 2. Location of existing monuments |
| _____ | _____ | 3. Sufficient measurements of all lots, streets, rights- of-way, easements and community or public areas to accurately and completely reproduce each and every course on the ground. |
| _____ | _____ | 4. Existing and proposed (if known) building locations and land uses |
| _____ | _____ | 5. Overhead electrical high-voltage lines and rights-of-ways/easements |

F. ZONING REQUIREMENTS:

- | | | |
|-------|-------|---|
| _____ | _____ | 1. Applicable zoning district and required minimum lot area |
| _____ | _____ | 2. Minimum setback requirements shown for each lot |
| _____ | _____ | 3. Statement of type of water and sewer service proposed (such as "well and on-lot septic") |
| _____ | _____ | 4. Required and proposed building coverage and impervious coverage (may be stated as "typical proposed" for single family detached or twin homes) |

G. PROPOSED LAYOUT:

- | | | |
|-------|-------|--|
| _____ | _____ | 1. Total acreage of site and total proposed number of lots and dwelling units |
| _____ | _____ | 2. Identification number for each lot (and for each building if more than 1 principal building per lot) |
| _____ | _____ | 3. Lot width (at minimum building setback line) and lot area for each lot |
| _____ | _____ | 4. Dimensions of each lot in feet |
| _____ | _____ | 5. Existing rights-of-way and cartway widths and locations of existing streets, including existing streets within 200 feet of boundaries of tract |
| _____ | _____ | 6. Proposed rights-of-way and cartway widths and locations of existing and proposed streets, including streets proposed as part of other projects within 200 feet of the boundaries of tract |
| _____ | _____ | 7. Street centerline information, including bearings and distances |
| _____ | _____ | 8. Horizontal curve data including radius, tangent, or length and delta, cord bearing and distance. Such information may be listed in a table, using reference numbers on a plan, provided that sufficient information is provided along each course (such as radius and arc length) such that each course can be reproduced in the field. |
| _____ | _____ | 9. Right-of-way and curb lines |
| _____ | _____ | 10. Beginning and end of proposed street construction |
| _____ | _____ | 11. Street improvements proposed by the applicant (such as including any acceleration/deceleration lanes, traffic signal, street re-alignment or construction improvement) |
| _____ | _____ | 12. Any proposed curbing (place W in Not Submitted column if not proposed) |
| _____ | _____ | 13. Any proposed sidewalks (place NA in Not Submitted column if not proposed), with any proposed handicapped ramps at intersections |

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NOT
SUBMITTED SUBMITTED*


PROPOSED LAYOUT: (Cont.)

- | | | |
|-------|-------|---|
| _____ | _____ | 14. Any proposed bicycle paths (place NA in Not Submitted column if not proposed) |
| _____ | _____ | 15. Names of existing streets and initial proposed names of new streets |
| _____ | _____ | 16. Designation of streets proposed to be dedicated to the Township or to remain private. |
| _____ | _____ | 17. Evidence that a proposed new street or driveway entrance to a State road will meet PennDOT sight distance requirements, unless a valid Highway Occupancy Permit has already been issued, or an entrance to a Township road where sight distance requirements are established by Article 10. |

H. UTILITY PLAN:

- | | | |
|-------|-------|---|
| _____ | _____ | 1. Symbols. As applicable, the following existing and proposed items for each lot, using the following symbols (or other symbols pre-approved by the Township staff): |
|-------|-------|---|

 Well (if not connected to central water system)-with required separation distance shown from septic drain fields, and with dimensions from lotlines

 Primary drain field (with dimensions from lotlines, and with depth of limiting zone and average percolation rate stated on plan)

 Secondary drain field - shall be perc tested, and dimensioned from lot lines

 Suitable soil probe location, with depth to limiting zone

 Unsuitable soil probe location, with depth to limiting zone

::: Suitable percolation test locations (2 sites required meeting DEP requirements), with average percolation rate

 Unsuitable percolation test location(s) - if any

- | | | |
|-------|-------|--|
| _____ | _____ | 2. If <u>on-lot sewage disposal service</u> are proposed: (See also "Supporting Documentation below) |
|-------|-------|--|

- | | | |
|-------|-------|--|
| _____ | _____ | a. proposed contour lines on same sheet as utility layout |
| _____ | _____ | b. location of existing and proposed wells within 100 feet of the boundaries of the project |
| _____ | _____ | c. proposed or typical location of dwelling/building |
| _____ | _____ | d. locations of soils with a seasonally high water table averaging less than 3 feet (see County Soil Survey) |
| _____ | _____ | e. exact slope across primary & secondary septic sites |

- | | | |
|-------|-------|--|
| _____ | _____ | 3. If <u>centralized sewage service</u> is proposed: |
|-------|-------|--|

- | | | |
|-------|-------|---|
| _____ | _____ | a. proposed contour lines on same sheet as utility layout |
| _____ | _____ | b. location and size of lines and laterals, with locations corresponding to stations on the profile |
| _____ | _____ | c. locations of manholes, with invert elevation of flow line and grade at top of each manhole |

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SUBMITTED		SUBMITTED*	
_____	_____	d.	proposed lotlines and any proposed easements or rights-of-ways needed for the utilities
_____	_____	e.	location of all other drainage facilities and public utilities in the vicinity of sanitary sewer lines
_____	_____	f.	type, size, length and grade of sewer lines
_____	_____	4.	If <u>centralized water service</u> is proposed:
_____	_____	a.	location and size of existing and proposed waterlines
_____	_____	b.	existing and proposed fire hydrant locations
_____	_____	c.	distance noted that water lines will have to be extended to reach existing lines (if not already abutting the tract)
_____	_____	5.	As applicable, existing and proposed underground natural gas, electrical, telephone, cable TV and any other utility lines, with any easements shown that will affect development
_____	_____	6.	List of contacts for underground utilities in the area, with phone numbers stated on the grading plans, as required by State Act 172
I. <u>GRADING AND STORMWATER MANAGEMENT PLAN:</u>			
_____	_____	1.	Locations of existing and proposed storm drainage facilities or structures, including detention basins (with capacity), swales, pipes (with sizes), culverts and inlets
_____	_____	2.	Capacity, depth, dimensions and locations of detention basins
_____	_____	3.	Watershed areas for each drainage structure or swale (for pre and post development) or point of concentration
_____	_____	4.	Locations of any proposed or existing stormwater easements
_____	_____	5.	Intended design year standards for culverts, bridge structures and/or other stormwater facilities
_____	_____	6.	Schematic location of all underground utilities
_____	_____	7.	Entity responsible to maintain/ own any detention basin
_____	_____	8.	See also requirements of Section 1008
_____	_____	9.	Existing and proposed contour lines (see description under "Natural Features")
_____	_____	10.	Where cuts or fills extend beyond the right-of-way, cross-sections at 50 feet intervals shall be required unless waived by the Township Engineer
J. <u>FOR USES OTHER THAN SINGLE FAMILY DETACHED OR TWIN DWELLINGS:</u>			
_____	_____	1.	For townhouses or apartments, evidence that the project meets the density requirements of the Zoning Ordinance
_____	_____	2.	Evidence that the project will meet the off-street parking requirements of the Zoning Ordinance
_____	_____	3.	Arrangement of off-street parking spaces, parking aisles, paved areas and off-street loading areas
_____	_____	4.	For townhouses, any proposed methods to ensure privacy between outdoor semi-private areas (such as fences between rear yard)
_____	_____	5.	Illustrative sketches of proposed buildings (encouraged not required)
_____	_____	6.	Number, sign area, height and location of proposed signs
_____	_____	7.	Major types and locations of outdoor lighting
_____	_____	8.	Location of any proposed outdoor storage areas
_____	_____	9.	Square feet of paved area, including areas covered by stone

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NOT
SUBMITTED SUBMITTED*

K. EROSION AND SEDIMENTATION PLAN: (Unless approved at preliminary plan stage and will be unchanged)

- | | | |
|-------|-------|---|
| _____ | _____ | 1. Drawings showing locations and types of proposed measures, complying with the regulations and standards of the County Conservation District and DEP. |
| _____ | _____ | 2. Narrative describing proposed soil erosion and sedimentation control methods. |

L. ROAD PLAN-PROFILES: (With profile drawings on same sheet as plan drawings)

- | | | |
|-------|-------|---|
| _____ | _____ | 1. Profile of existing and proposed ground surface along centerline of street. |
| _____ | _____ | 2. Proposed centerline grade with percent on tangents and elevations at 50 feet intervals. |
| _____ | _____ | 3. All vertical curve data including length, elevations and minimum sight distance as required by Article 10. |
| _____ | _____ | 4. Cross sections at 50 feet intervals if required by Township Engineer |

M. SANITARY SEWER AND STORM DRAIN PLAN-PROFILES: (With profile drawings on same sheet as plan drawings)

- | | | |
|-------|-------|--|
| _____ | _____ | 1. Profile of proposed ground surface with elevations at top of manholes or inlets |
| _____ | _____ | 2. Profile of storm sewer and sanitary sewer lines, corresponding to stations |
| _____ | _____ | 3. All line crossings of other utilities. |
| _____ | _____ | 4. Slope, size, type and length of pipes. |
| _____ | _____ | 5. Invert elevation and top of grate or manhole elevation. |

N. ADDITIONAL FINAL PLAN REQUIREMENTS:

- | | | |
|-------|-------|---|
| _____ | _____ | 1. Protective covenants shall be placed on the land providing for: |
| _____ | _____ | a. clear sight triangle easements (see Sections 1004.H. and 1012.D.) |
| _____ | _____ | b. all needed utility, drainage, maintenance, pedestrian, open space or other easements. |
| _____ | _____ | 2. Required Plan Notations. The following wording shall be required to be placed on any final subdivision or land development plan, as applicable: |
| _____ | _____ | a. If access will be provided onto a State highway and a required PennDOT Highway Occupancy Permit" has not been granted then the following or closely similar wording shall be stated: |

"NOTICE - A PennDOT Highway Occupancy Permit for Lot No(s). ____ is required pursuant to Section 420 of the Act of June 1, 1945 (P.L. 1242, No. 428), known as the "State Highway Law," before driveway access to a state highway is permitted. Access to the state highway shall be only as authorized by a PennDOT Highway Occupancy Permit. No Building Permits, Zoning Permits or Certificates of Occupancy shall be issued for said lot until such time as a PennDOT Highway Occupancy Permit has been secured and filed with the Township. Township shall not be held liable for damages to persons or property arising out of issuance or denial of a Highway Occupancy Permit by the PA. Department of Transportation, pursuant to Section 508 of the PA. Municipalities Planning Code."

Chestnuthill Township Subdivision and Land Development Ordinance – Adopted 10/24/02

* Place a checkmark in the applicable column below, except: 1) insert "NA" in the "Not Submitted" column if not applicable and b) insert "W" in the "Not Submitted" column if a waiver is requested from the requirement.

NOT
SUBMITTED SUBMITTED*

N. ADDITIONAL FINAL PLAN REQUIREMENTS: (Cont.)

- | | | |
|-------|-------|---|
| _____ | _____ | b. "Well and sewage disposal systems shall be constructed in accordance with standards of the Pennsylvania Department of Environmental Protection." |
| _____ | _____ | c. "Individual owners of lots must receive approval from the Township Sewage Enforcement Officer for a sewage permit prior to undertaking the construction of an on-lot sewage disposal system or building that will need to be served by such a system." |
| _____ | _____ | d. "The Planning Commission and Board of Supervisors have not passed upon the feasibility of any individual lot or location within a lot being able to sustain any type of well or sewage disposal system." |
| _____ | _____ | e. Notations stating that the property owner responsible for maintenance of drainage swales. |
| _____ | _____ | f. Notations stating that wetland permits may be required from the Army Corps of Engineers or PA. DEP. |
| _____ | _____ | g. Notations recognizing and stating that Chestnuthill Township is not liable and is not providing any guarantee regarding any stormwater, wetland, erosion control or any other review. |
| _____ | _____ | 3. Street Lighting |
| | | a. Existing street lighting |
| | | b. Any proposed street lighting (or notation stating none is proposed), including types of poles, spacing of poles and intensity of lamps |
| _____ | _____ | 4. Proposed monument locations |

O. CONSTRUCTION DETAILS: (following any applicable Township improvement standards).

- | | | |
|-------|-------|--|
| _____ | _____ | 1. Typical cross-section and specifications for street construction as required by Section 1004. |
| _____ | _____ | 2. Drainage swale cross-section and materials. |
| _____ | _____ | 3. Pipe bedding details. |
| _____ | _____ | 4. Storm drainage structures details, including cross-sectional drawings, any detention basin outfall structure and spillway |
| _____ | _____ | 5. Sanitary sewer structures. |
| _____ | _____ | 6. Curb and sidewalk details. |
| _____ | _____ | 7. Street tree details. |
| _____ | _____ | 8. Erosion and sedimentation details. |
| _____ | _____ | 9. Centralized water details. |

P. SUPPORTING DOCUMENTS AND ADDITIONAL INFORMATION:

Supporting written and data reports submitted at the time of the preliminary plan are not required to be resubmitted unless they need to be revised to reflect changes between the preliminary and the final plans.

- | | | |
|-------|-------|--|
| _____ | _____ | 1. A copy of any "Supporting Documentation and Additional Information" that was required for the Preliminary Plan and that needed to be <u>adjusted</u> or <u>revised</u> to reflect changes between the Preliminary and the Final Plan. |
| _____ | _____ | 2. <u>If</u> the subdivision or land development was not required to submit a preliminary plan, a copy of any supporting information listed in Section 503 that is applicable to this project. |

Chestnuthill Township Subdivision and Land Development Ordinance – Adopted 10/24/02

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		P.	<u>SUPPORTING DOCUMENTS AND ADDITIONAL INFORMATION:</u> (Cont.)
_____	_____	3.	List of Modifications or Waivers requested to this Ordinance that are needed but have not yet been granted
_____	_____	4.	Deed Restrictions. All private deed restrictions, homeowner or condominium association agreements or covenants already imposed or to be imposed as a condition to sale that may affect the subdivision or land development plan. Any homeowner or condominium association agreement regarding maintenance of utilities and common facilities may be subject to review by the Township Solicitor and acceptance by the Board of Supervisors.
_____	_____	5.	Dedicated Improvements. The developer shall provide a deed of dedication together with an 8 ½" x 11" plan of each such improvement.
_____	_____	6.	Nondedicated Streets Agreement. Agreement for any street not offered for dedication stating who is responsible for the improvement and maintenance of such streets. The developer shall be responsible for such maintenance until the condominium or homeowners association is established and operational.
_____	_____	7.	Open Space Agreement. A formal contract providing for the maintenance of open space and the method of management, together with all offers of dedication and covenants governing the reservation and maintenance of undedicated open space. This agreement is subject to the review of the Township Solicitor and acceptance by the Board of Supervisors.
_____	_____	8.	Storm Drainage Calculations. All calculations relating to facilities appearing on the Grading and Storm Drainage Plan and the Erosion and Sedimentation Plan shall be submitted for review by the Township Engineer. (see Section 1008).
_____	_____	9.	Development Schedule. A statement indicating the approximate date when construction can be expected to begin and be completed.
_____	_____	10.	State Highway Reviews. The applicant shall submit to the Township a copy of the application to PennDOT for any needed occupancy permit to have access onto a State highway, and shall also submit any review comments received from PennDOT within 5 days of receiving such comments. If a needed permit is not issued prior to Final Approval, such permit shall automatically be a condition of Final Plan approval.
_____	_____	11.	Water Certification. If water service is proposed by means other than by private individual wells owned by the owner of each lot, the applicant shall present evidence to the Township that the service will be provided by a certified public utility, a bona fide cooperative association of property owners or by a municipal corporation, authority or utility, as permitted by the Township. <ul style="list-style-type: none"> a. This evidence shall include a copy of 1 or more of the following, as appropriate: a) the "Certificate of Public Convenience" from the PA. Public Utility Commission, b) a copy of an application submitted for such certificate or a cooperative agreement or c) a commitment or agreement to serve the area in question.
_____	_____	12.	Wetland Statement. The applicant shall provide a signed statement of whether areas of the tract proposed to be altered, disturbed or developed includes "wetlands" under the applicable Federal and/or State definitions. <ul style="list-style-type: none"> a. See also the "Natural Features" portion of this Section.

Chestnuthill Township Subdivision and Land Development Ordinance – Adopted 10/24/02

* Place a checkmark in the applicable column below, except: 1) insert "NA" in the "Not Submitted" column if not applicable and b) insert "W" in the "Not Submitted" column if a waiver is requested from the requirement.

NOT
SUBMITTED SUBMITTED*

P. SUPPORTING DOCUMENTS AND ADDITIONAL INFORMATION: (Cont.)

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|-------|-------|---|
| _____ | _____ | 13. If applicable, copy of the wetland study, and qualifications of person who prepared the study. |
| _____ | _____ | 14. Addresses. Plan showing existing street address numbers of adjacent lots and proposed street address numbers of proposed lots, as issued by the Township. |
| _____ | _____ | 15. With each revision of a previously submitted plan, the Plan Preparer shall either: |
| | | a. certify in writing that no changes were made to the Plan, other than changes requested by the Township, or |
| | | b. list the changes that were made, other than those requested by the Township (not including typographic corrections). |

Q. MATERIALS REQUIRED PRIOR TO RECORDING: The following are not required at the time of final plan submission, but are required prior to recording of the final plan and prior to the construction of any buildings.

- | | | |
|-------|-------|---|
| _____ | _____ | 1. Utilities Agreements and Permits. |
| | | a. All signed agreements or contracts with utility companies, water companies or authorities or sewage companies or authorities for the provision of services to the project. |
| _____ | _____ | b. Approval letters from all appropriate Federal and State agencies of any private central water supply system or private central sewage disposal system. |
| _____ | _____ | c. Approved DEP Sewage Planning Module, if applicable |
| _____ | _____ | d. DEP Water Quality Management Permit, if applicable |
| _____ | _____ | 2. See "Record Plan" requirements in Section 902. |

604. CERTIFICATION. All certification shall comply with the State professional licensing laws. All subdivisions of land shall be certified and stamped by a Registered Land Surveyor, as required by State law. At least one set of plans provided to the Township (including revisions) shall bear original signatures and original seals of plan preparers and shall be marked as a "Township File Copy."

Article 7
Minor Subdivisions, Certain Land Developments
and Lot Line Adjustments

701. PURPOSE. This Article provides simplified procedures for submitting and reviewing minor subdivisions, certain land developments, and lot line adjustments.
702. SUBMISSION AND REVIEW PROCEDURE. The following submission and review process shall apply for Minor Subdivisions, Lot line adjustments, annexations, land developments involving only a single non-residential building of less than 10,000 square feet of building floor area with no additional dwelling units, and what the Township determines to be minor revisions of approved plans under Section 704.
- 702.A. Final Plan Submission Required. A Final Plan Submission for each application under this Section shall be filed by the Applicant and reviewed in accordance with the provisions of this Article 7. A Preliminary Plan is not required for a submittal under this Article 7.
- 702.B. Required Submission.
1. The Applicant shall file with the Township Staff at least 15 calendar days prior to a regular Planning Commission meeting (not including a workshop meeting): a) the required fees, and b) the information and plans required under this Article 7. Any subsequent submittal of revised plans shall be submitted at least 15 days before a Planning Commission meeting where the plans are intended to be reviewed, unless permission is granted for a later submittal by the Township Engineer or Planning Commission. These deadlines may be revised by resolution of the Board of Supervisors.
 2. If a State road is involved, the Applicant shall forward the required information to PennDOT and apply for a highway occupancy permit. If such permit is not granted prior to Final Plan approval, then it shall automatically be a condition of Final Plan approval, and the plans shall not be signed or released for recording by the Township until the PennDOT permit is granted.
 3. Each Final Plan filed for minor subdivisions shall provide the information required by Section 703. Plans for Lot line adjustments shall provide the information required by Section 704.
 4. The applicant shall provide a copy of the plans for review to the County Planning Commission with the required County review fees. A soil erosion and sedimentation control plan shall be provided to the County Conservation District, unless waived by the Township.
- 702.C. Initial Actions by the Staff.
1. The Staff shall review the Submission items filed against a checklist for completeness and shall report such review to the Commission at its next regularly scheduled meeting.
 2. The Staff shall retain in the Commission's files one "File Copy" of all materials submitted by the Applicant.

3. The Staff shall forward to the Commission at or before the next regularly scheduled meeting of the Commission: a) at least 1 copy of the Application Form, b) at least 1 copy of the Final Plan Checklist, c) several copies of the Final Plan and d) at least 1 copy of the Supporting Documents.

702.D. Determination of Completeness by Commission.

1. Based upon the initial review of the Township Staff and/or the Township Engineer, the Commission shall have authority, at its first regularly scheduled meeting after the Submission is filed in a timely fashion, to determine that a submission is incomplete and therefore to refuse to review the submission further and to do one of the following:
 - a. Not accept the Submission, indicating the deficiencies, and return the fee (minus the costs of any Township review) to the Applicant.
 - b. Accept the Submission as being filed for review on the condition that the Applicant shall file such additional required materials and information to the Staff or appropriate agency or person within a certain number of days from the date of such acceptance.
 - c. Table the acceptance of the submission until the next Planning Commission meeting where the applicant has met all of the submittal requirements, and has filed such materials within the required time period prior to the meeting. The 90 day time limit for action shall not begin until such acceptance.
 - d. Recommend that the Plan be rejected by the Board of Supervisors for just cause.
2. If the Commission determines that the Submission is significantly complete, as filed and as required, the Commission shall accept the plans and may begin its review.
3. Zoning Variances and Approvals.
 - a. Applications for a subdivision or land development shall comply with the Township Zoning Ordinance, as amended. An application under the Subdivision and Land Development Ordinance shall not be considered to be complete for the purposes of starting the clock for the State-mandated 90 day time limit if one or more zoning variances or special exception or conditional use zoning approval will be required for the subdivision or land development to legally occur as submitted, until such time as the needed zoning variances and approvals have been granted. During this time, the application may still be reviewed by the Township.
 - (1) If a zoning variance or special exception or conditional use approval is needed and has not be granted, and the applicant refuses to grant a time extension, then the Board of Supervisors shall have sufficient grounds to deny approval of the application.
 - (2) At the discretion of the Board of Supervisors, a subdivision or land development may be approved conditioned upon the later approval of a zoning variance, special exception or conditional use.
 - b. A subdivision or land development approval shall not be delayed because of a court appeal of a zoning variance, special exception or conditional use that was granted to the developer. Instead, satisfactory resolution of such appeal shall be a condition for approval under this Ordinance. If a developer appeals a zoning variance, special exception approval or conditional use approval that was not granted to him/her, then subsection "3.a." above shall still apply.

702.E. Review by Township Engineer. The Township Engineer should review the engineering considerations in the Plan and prepare an initial report on such considerations to the Commission. The Township Engineer may make additional reports and recommendations to the Commission and the Board of Supervisors during review of the Plan.

702.F. Review by Commission. The Planning Commission shall accomplish the following within the time limitations of the PA. Municipalities Planning Code (unless the applicant grants a written time extension).

1. Review all applicable reports received from the appropriate review agencies and officers;
2. Determine whether the Final Plan Submission meets the requirements of this Ordinance and other applicable ordinances;
3. Review the Final Plan Submission and recommend any needed revisions so that the Submission will conform to this Ordinance and other applicable ordinances; and
4. Recommend approval, conditional approval or disapproval of the Final Plan Submission in an advisory report to the Board of Supervisors, which may include recommending conditions for approval or describing requirements which have not been met.

702.G. Review by Board of Supervisors. The Board of Supervisors shall:

1. Review the report of the Commission and any reports received from any other official reviewing agencies;
2. Determine whether the Final Plan Submission meets the requirements of this Ordinance and other applicable ordinances; and
3. Approve, conditionally approve or disapprove the Final Plan Submission within the time required by the Municipalities Planning Code. (Note: As of 2001, this law requires the Board of Supervisors to act not later than 90 days following the date of the first regular meeting of the Commission held after it has been duly filed for review; but in no case shall the Board of Supervisors' decision be made later than 120 days following the date the Submission was accepted as being filed for review, unless the Applicant grants a written extension of time.)
4. County Planning Commission Review. No subdivision or land development shall be granted final approval until a report is received from the County Planning Commission or until the expiration of 30 days from the date the application was forwarded to the County Planning Commission, whichever shall occur first.

702.H. Decision by Board of Supervisors.

1. The decision of the Board of Supervisors shall be in writing and shall be communicated to the Applicant personally or mailed to him/her at the last known address not later than 15 days following the decision.

2.
 - a. The approval of the Final Plan by the Board of Supervisors shall not by itself constitute an acceptance of the dedication of any street or other proposed public way, space or area, unless such acceptance is specifically made at such time.
 - b. Any such acceptance of dedication shall be specifically stated along with the signatures required for approval.
 - c. If the Board of Supervisors elects to accept lands offered for dedication, the Submission shall be accompanied by duly executed instruments of conveyance to the Township. Such instruments shall state that the title thereof is free and unencumbered. The Board of Supervisors may require an applicant to provide title insurance.
 3. If a Final Plan Submission is disapproved, the decision shall specify defects found in the Submission, shall describe requirements which have not been met, and shall cite the provisions of the statute or ordinance relied upon in each case.
 4. The applicant shall have a maximum 30 days after the action of the Board of Supervisors to accept or reject any conditions upon an approval. If the applicant does not reject a condition in writing within such 30 day period, the conditions shall be considered to have been accepted. If a condition is rejected by the applicant, the submittal shall be considered to have been disapproved, except as otherwise provided through a court challenge.
3. MINOR SUBDIVISION FINAL PLAN REQUIREMENTS. All of the following information and materials listed in this section are required as part of all minor subdivision submissions, other than lot line adjustments or submittals under Section 704. **This list of requirements shall serve as both a list of requirements, and as a checklist for the applicant and the Township to ensure completion of submissions.** The applicant shall submit completed photocopies of this section as part of the application.

Section 703
Chestnuthill Township
Final Plan Checklist and List of Submittal Requirements
for Minor Subdivisions and Certain Land Developments

Applicant's Name: _____

Applicant's Address: _____

Applicant's Daytime Phone No.: _____

Applicant's Signature: _____ Date of Submittal: _____

* Place a check in the applicable column, except: 1) insert "NA" in the "Not Submitted" column if not applicable, and 2) insert "W" in the "Not Submitted" column if a waiver is requested from the requirement.

NOT

SUBMITTED SUBMITTED*

A. GENERAL SUBMISSION ITEMS: (the Township staff may require the submission of additional numbers of copies)

- | | | |
|-------|-------|---|
| _____ | _____ | 1. Township application/ review fee(s)/escrow |
| _____ | _____ | 2. 2 copies of the Application (see Appendix A) |
| _____ | _____ | 3. 2 copies of the Minor Subdivision Plan Checklist (using the photocopies of the pages in is Section) * |
| _____ | _____ | 4. 12 copies of the complete Final Plan * |
| _____ | _____ | a. One copy of the Final Plans marked "Township File Copy" with original signatures and seals of plan preparers |
| _____ | _____ | 5. 3 sets of Supporting Documents * |
| _____ | _____ | 6. Receipt showing that copy of plan was delivered by applicant to the County Planning Commission |

* One of these copies shall be submitted by the applicant directly to the offices of the Township Engineer.

B. DRAFTING REQUIREMENTS: All information shall be legibly and accurately presented.

- | | | |
|-------|-------|---|
| _____ | _____ | 1. Plans prepared on a standard sized sheet (such as 18"x24", 24"x36", 30"x42" or 36"x48"). Sheets should be folded to approximately 9"x12" size, in such a manner that the title of the sheet faces out. |
| _____ | _____ | 2. Plans drawn at a scale of 1 inch equals 50 feet or other scale pre-approved by the Township Engineer or Township Staff |
| _____ | _____ | 3. All dimensions set in feet and decimal parts Thereof, and bearings in degrees, minutes and seconds. |
| _____ | _____ | 4. Differentiation between existing and proposed features |
| _____ | _____ | 5. Boundary line of the tract, shown as a heavy boundary line |

C. GENERAL INFORMATION:

- | | | |
|-------|-------|--|
| _____ | _____ | 1. Name and location of project (such as the "Smith Subdivision No. 2") |
| _____ | _____ | 2. Name of landowner and developer (with addresses) |
| _____ | _____ | 3. Names and addresses of abutting property owners, with abutting lot lines |
| _____ | _____ | 4. Notarized Owners Statement of Intent (see Appendix B) |
| _____ | _____ | 5. Name, address, signature, and seal of the plan surveyor and plan preparer. (See Appendix B) |

Chestnuthill Township Subdivision and Land Development Ordinance – Adopted 10/24/02

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C. GENERAL INFORMATION: (Cont.)

- | | | |
|-------|-------|---|
| _____ | _____ | 6. Approval/review signature blocks for:
(See Appendix B) the Township Board of Supervisors, Township Planning Commission and County Planning Commission staff |
| _____ | _____ | 7. Context/Location map at a standard scale (1" = 800' or larger) showing the location of the project and watercourses, municipal borders and existing and proposed streets adjacent to the tract |
| _____ | _____ | 8. North arrow, graphic scale, written scale |
| _____ | _____ | 9. Date of plan and all subsequent revision dates (especially noting if is revision of a previously approved plan) |
| _____ | _____ | 10. Deed Book volume and page number from County records |
| _____ | _____ | 11. Tax map, block and lot number for the tract being subdivided |

D. NATURAL FEATURES:

- | | | |
|-------|-------|--|
| _____ | _____ | 1. Contour lines shall be:
a. based on a field survey or photogrammetric procedure at an interval of 2 feet (or other interval pre-approved by the Township Engineer or Township Staff) at a scale of 1"=100' or larger;
b. Note- Contours are not required to be shown within areas of lots of 10 acres or more that are clearly not intended to be altered as a result of this proposed subdivision, unless needed for stormwater management |
| _____ | _____ | 2. Identification of any slopes of 15 to 25 percent, and greater than 25 percent |
| _____ | _____ | 3. Areas within any hydric soils (see County Soil Survey), with a notation that there are none if that is the case |
| _____ | _____ | 4. Watercourses (with any name), natural springs, lakes and wetlands. Detailed delineations with courses and distances of wetlands are not required if there is clearly no alteration, buildings, earthmoving, driveways or septic systems proposed within 200 feet of any area that could be reasonably suspected of being wetlands; however, such areas suspected of being wetlands shall be shown on the plans |
| _____ | _____ | 5. Areas of existing mature woods, with areas noted that are proposed to be preserved or removed |

E. MAN-MADE FEATURES:

- | | | |
|-------|-------|--|
| _____ | _____ | 1. Existing and proposed lot lines
a. The boundaries of lots (other than a residual lot of at least 10 acres) shall be determined by accurate field survey, closed with an error not to exceed 1 in 10,000 and balanced.
b. The boundaries of any residual tract which is greater than 10 acres may be determined by deed. |
| _____ | _____ | 2. Location of existing and proposed monuments. |
| _____ | _____ | 3. Sufficient measurements of all lots, streets, rights-of-way, easements and community or public areas to accurately and completely reproduce each and every course on the ground. |
| _____ | _____ | 4. Buildings estimated to be 80 years or older that are proposed to be impacted by the subdivision, with name and description. |

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E. MAN-MADE FEATURES: (Cont.)


- | | | |
|-------|-------|--|
| _____ | _____ | 5. Sewer lines, storm water facilities, water lines, bridges and culverts. |
| _____ | _____ | 6. Existing and proposed utility easements and restrictive covenants and easements for purposes which might affect development (stating which easements and rights-of-ways proposed for dedication to the municipality). |
| _____ | _____ | 7. Proposed (if known) and existing non-residential building locations and land uses. |
| _____ | _____ | 8. Easements/covenants addressing maintenance of stormwater easements. |


F. ZONING REQUIREMENTS:

- | | | |
|-------|-------|---|
| _____ | _____ | 1. Applicable zoning district and minimum lot area |
| _____ | _____ | 2. Minimum setback requirements shown for each lot |
| _____ | _____ | 3. Sufficient information to determine compliance with the Zoning Ordinance |

G. PROPOSED LAYOUT:


- | | | |
|-------|-------|--|
| _____ | _____ | 1. Total acreage of site and total proposed number of lots |
| _____ | _____ | 2. Identification number for each lot |
| _____ | _____ | 3. Lot width (at minimum building setback line) and lot area for each lot |
| _____ | _____ | 4. The following items for each lot, as applicable, using the following symbols (or other symbols pre-approved by the Township staff): |

 Well (if not connected to central water system)-with required separation distance shown from septic drain fields, and with dimensions from lotlines

 Primary drain field (with dimensions from lotlines, and with depth of limiting zone and average percolation rate stated on plan)

 Secondary drain field - shall be perc tested, and dimensioned from lot lines

 Suitable soil probe location, with depth to limiting zone

 Unsuitable soil probe location, with depth to limiting zone

::: Suitable percolation test locations (2 sites required meeting DEP requirements), with average percolation rate

 Unsuitable percolation test location(s) - if any

- | | | |
|-------|-------|---|
| _____ | _____ | 5. Existing and proposed storm drainage facilities or structures |
| _____ | _____ | 6. Exact slope across proposed primary and secondary on-lot sewage system sites |

Chestnuthill Township Subdivision and Land Development Ordinance – Adopted 10/24/02

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NOT

SUBMITTED SUBMITTED*

H. ADDITIONAL INFORMATION: The Planning Commission may require the submission of any additional information that would be required for the Final Plan of a major subdivision under Section 603, if needed to determine compliance with this Ordinance.

- | | |
|--|--|
| <p>_____</p> <p>_____</p> <p>_____</p> | <ol style="list-style-type: none"> 1. Residual Lands Sketch. If the submitted plans do not include all undeveloped or underdeveloped adjacent or abutting lands owned by the same or landowner or under control of the same developer (or closely related corporations), then a sketch shall be submitted at an appropriate scale, on one sheet, covering all such land holdings together with a sketch of a reasonable future road system to demonstrate that the proposed subdivision provides for the orderly development of any residual lands and/or does not adversely affect the potential development of residual lands. 2. Copy of the DEP Sewage Planning Module application, if applicable, as completed by the applicant, with evidence that the application has been forwarded to the proper review agencies for comments 3. Copy of existing deed of property |
|--|--|

704. LOT LINE ADJUSTMENTS, ANNEXATIONS AND MINOR REVISIONS OF APPROVED PLANS.
- 704.A. The reduced submission requirements listed in this section shall apply, together with the procedural requirements of Section 702, if either of the following apply:
1. the proposal will meet the definition of a "lot line adjustment" and/or
 2. in the determination of the Township staff, which may be based upon the advice of the Township Engineer, the proposal will involve revisions to a previously approved plan and those revisions only involve changes in the supporting documentation or engineering details or to correct erroneous data or minor omissions concerning a plan previously granted final plan approval.
- 704.B. The list of requirements on the following page shall serve as both a list of requirements, and as a checklist for the applicant and the Township to ensure completion of submissions. The applicant shall submit completed photocopies of this section as part of the application. The required information listed in this Section may be combined or separated onto different sheets, provided that the plans will be clearly readable.
- 704.C. Additional Information. The Planning Commission may require that a plan under this section include the submission of specific additional information that would be required if the plan would be a final minor subdivision plan, if such specific information is necessary to determine compliance with this ordinance.
- 704.D. An annexation under this section shall be made part of the same lot with the same deed.

**Section 704.E. Chestnuthill Township
Lot Line Adjustments, Annexations and
Minor Revisions of Approved Plans.
Checklist and List of Submittal Requirements.**

Applicant's Name: _____

Applicant's Address: _____

Applicant's Daytime Phone No.: _____

Applicant's Signature: _____ Date of Submittal: _____

*Place a check in the applicable column, except: 1) insert "NA" in the "Not Submitted" column if not applicable, and 2) insert "W" in the "Not Submitted" column if a waiver is requested from the requirement.

NOT

SUBMITTED SUBMITTED*

- | | | |
|-------|-------|--|
| _____ | _____ | 1. Township application/review fee(s)/escrow |
| _____ | _____ | 2. 2 copies of the Completed Application (see Appendix A) |
| _____ | _____ | 3. 2 copies of this Checklist (using the photocopies of the pages in this Section)* |
| _____ | _____ | 4. 12 print copies of the complete Final Plans * |
| | | * One of these copies shall be submitted by the applicant directly to the offices of the Township Engineer. |
| _____ | _____ | 5. Receipt showing delivery by applicant of copy of plan to the County Planning Commission |
| _____ | _____ | 6. Plans prepared on a standard sized sheet (such as 18"x24", 24"x36", 30"x42" or 36"x48") |
| _____ | _____ | 7. Plans drawn at a scale of 1 inch equals 50 feet or other standard scale. |
| _____ | _____ | 8. All dimensions set in feet and decimal parts thereof, and bearings in degrees, minutes and seconds. |
| _____ | _____ | 9. Differentiation between existing and proposed features |
| _____ | _____ | 10. Boundary line of the tract, shown as a heavy line |
| _____ | _____ | 11. Words "Final Plan" and name of project on each sheet |
| _____ | _____ | 12. Notarized Owners Statement - see Appendix B |
| _____ | _____ | 13. Plan preparer's statement (See Appendix B) |
| _____ | _____ | 14. Approval/review signature blocks for: Township Board of Supervisors, Township Planning Commission and County Planning Commission (see Appendix B) |
| _____ | _____ | 15. Context/location map at a standard scale (1"= 800' or larger) showing the location of the project and existing and proposed streets adjacent to the tract and watercourses and municipal borders |
| _____ | _____ | 16. North arrow, graphic scale, written scale |
| _____ | _____ | 17. Date of plan and all subsequent revision dates and submission dates (especially noting if is revision of a previously approved plan) with space for future revision dates |
| _____ | _____ | 18. Existing and proposed lot lines and street rights-of-ways |
| _____ | _____ | 19. Existing building locations and type of land uses |
| _____ | _____ | 20. Applicable zoning district and required minimum lot area |
| _____ | _____ | 21. Minimum setback requirements shown for each lot |
| _____ | _____ | 22. Note stating type of water and sewer service proposed (such as "well and on-lot septic systems") |

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*Place a check in the applicable column, except: 1) insert "NA" in the "Not Submitted" column if not applicable, and 2) insert "W" in the "Not Submitted" column if a waiver is requested from the requirement.

NOT

SUBMITTED SUBMITTED*

_____	_____	23. Lot width (at minimum building setback line) and lot area for each lot
_____	_____	24. Dimensions of each lot in feet
_____	_____	25. List of any Modifications or Waivers requested to this Ordinance

705. CERTIFICATION. Section 504 shall apply.

706. RECORDING PLANS. Article 9 shall apply.

ARTICLE 8

Improvements Guarantees

801. GUARANTEE OF IMPROVEMENTS INSTALLATION REQUIRED.

801.A. Before approving any subdivision or land development plan for recording, the Board of Supervisors shall require that the Township be assured by means of a proper Development Agreement and Performance Guarantee that the improvements required by this Ordinance and the improvements appearing on the plan will be installed in strict accordance with the standards and specifications of this Ordinance, unless:

1. if a developer chooses to install all required improvements prior to construction of any building, in place of using performance guarantees, in which case, the Township shall as deemed necessary require the developer to have adequate insurance, hold harmless agreements, an escrow account to cover the costs of inspections and a professional estimate of the costs of the improvements (to be used to establish the amount of the inspections escrow).

801.B. Purpose of Security. The security required by this Article shall stand as security for compliance with all Township ordinances, other laws, covenants, stipulations, conditions and rules applicable to the subdivision or land development for which it is filed.

801.C. No construction of permanent buildings or sales of any individual lot or condominium unit shall occur within a subdivision or land development unless:

1. there is on file, with the Township, current duly executed and approved security, or
2. all rough grading is complete and all required public improvements, utilities, streets, drainage facilities, sewers and street lights have been completed and accepted by the Board of Supervisors.

802. IMPROVEMENTS TO BE PROVIDED BY THE APPLICANT.

802.A. In all cases, the subdivider or land developer shall be responsible for the installation of all improvements required by this Ordinance.

802.B. The Township Engineer or other Township designee shall make such inspections of the required improvements at such intervals as may be reasonably necessary to assure compliance with this Ordinance. The reasonable costs of such inspection shall be borne by the subdivider or land developer, making use of an escrow account.

803. DEVELOPMENT AGREEMENT.

803.A. Development Agreement Required.

1. All applicants proposing any subdivision or land development which provides for the installation of improvements required by this Ordinance or any improvements or amenities which appear on the Final Plan shall be required to enter into a legally binding Development Agreement with the Township prior to recording of the Final Plan, unless the applicant agrees to meet Section 801 concerning the construction of all improvements prior to the construction of any buildings or the sale of any lots or homesites.

2. The Development Agreement shall guarantee the installation of said improvements in strict accordance with all Township requirements.

803.B. Terms of Development Agreement. The Development Agreement shall be acceptable in legal form to the Township Solicitor and shall be acceptable in content to the Township Board of Supervisors. The Township may require that a Development Agreement include any of the following items, where applicable, and such additional items as are necessary to carry out this Ordinance:

1. The construction depicted on the approved plans, listed in itemized format, including all approved streets, drainage facilities, utility lines and other improvements.
2. A work schedule setting forth the beginning and ending dates of such work tied to the construction of the development, and provisions to allow proper inspection by the Township Engineer.
3. The provision of a Performance Guarantee for completion of required improvements in compliance with Section 804, including a detailed breakdown of the estimated costs of the improvements, including the total amount of the Performance Guarantee.
4. Provisions concerning the developer's responsibilities for damage to other property, including maintenance by the developer of public liability insurance for the duration of improvements construction, with a hold harmless clause to protect the Township from liability related to such work. A copy or other evidence of such liability coverage shall be provided to the Township prior to such work.
5. Provisions requiring that the applicant and/or other responsible entities ensure that erosion, sedimentation and stormwater management plans are complied with.
6. Provisions for the dedication of streets, water and sewer lines and any other easements or improvements proposed to be dedicated.
7. See Section 902 concerning the requirement for a "RECORD" plan.
8. Provisions for the developer to reimburse the Township for all reasonable engineering costs directly related to the review, construction and inspection of the proposed development and to the review and preparation of the development agreements.
9. Provisions concerning any violations of the Development Agreement.
10. Any other lawful terms which the Board of Supervisors may require to carry out the provisions of this Ordinance.
11. Signatures. The development agreement shall be signed by all responsible landowners and/or developers.

803.C. Ownership of Land and Guarantee.

1. A certificate of ownership in the form of Appendix B shall be executed in the exact name in which title is held. If the developer(s) is someone other than the landowner(s), the developer shall also execute this affidavit, along with a security agreement.

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2. Change in Ownership or Developer. Any conveyance of all or a substantial portion of the unimproved lots or public improvements or streets of any subdivision or land development or change in developers, whether voluntary or by action of law or otherwise, shall require the prior approval of the Board of Supervisors. In giving or denying said approval, the Board of Supervisors shall require that such new landowner and/or developer fully assume all applicable responsibilities under the development agreement and post all the appropriate security agreements.

803.D. Utility Agreements. If a development will connect into a public water or public sanitary sewage system, the applicable authority, agency or company may also require separate development agreements.

804. PERFORMANCE GUARANTEE. The Performance Guarantee for completion of required improvements shall meet the following requirements:

804.A. Security.

1. The Guarantee shall be secured by the credit of any of the following:
 - a. An irrevocable and unconditional letter of credit of a Federal or State chartered lending institution,
 - b. A restrictive or escrow account in a Federal or State chartered lending institution, or
 - c. Such other financial security approved by the Board of Supervisors (which approval shall not be unreasonably withheld), but not including a second or third mortgage on the unimproved lands.
2. Such approved security shall provide for, and secure to the public, the completion of any improvements which may be required within 1 year of the date fixed in the Development Agreement for the completion of such improvements.
3. Such financial security shall be posted with a Federally issued or State chartered lending institution chosen by the party posting the financial security, or such other approved entity, provided such institution or entity is authorized to conduct such business within the State.
 - a. The Board of Supervisors may require that evidence be provided that such institution or entity has sufficiently adequate and secure assets to cover the security.
 - b. The Township shall be the authorized signatory on any account in which the escrow funds are held.

804.B. Amount of Security.

1. The amount of financial security to be posted for the completion of the required improvements shall be equal to 110 percent of the cost of completion estimated as of 90 days following the date scheduled for completion by the developer in the official development schedule, and within the process for increases to cover inflation as permitted by the PA Municipalities Planning Code.
2. The cost of the improvements shall be established by an estimate prepared by a PA Registered Professional Engineer, which shall be reviewed by the Township Engineer, within the arbitration process permitted by the PA Municipalities Planning Code.

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3. If the party posting the financial security requires more than 1 year from the date of posting of the financial security to complete the required improvements, the amount of financial security may be increased by a maximum of an additional 10 percent for each one-year period beyond the first anniversary date from posting of financial security or to an amount not exceeding 110 percent of the cost of completing the required improvements as reestablished on or about the expiration of the preceding one-year period by using the above procedure.
4. Inspection Fees. The amount of financial security shall also include an additional 5 percent of the estimated cost of completion of the work to guarantee payment of inspection fees and related engineering costs.

804.C. Multi-Year or Multi-Stage Development. In the case where development is projected over a period of years, the Board of Supervisors may authorize submission of final plans by phases/stages of development subject to such requirements or improvement guarantees concerning future improvements as it finds necessary for the proper functioning of each phase and for the eventual development as a whole.

805. APPROVAL OF IMPROVEMENTS.

805.A. Advance Notice by Developer of Construction of Improvements.

1. Meetings. Prior to construction or installation of improvements in any new phase or any major facet of construction, the developer or his/her representative shall contact the Township Engineer to determine whether a pre-construction meeting is needed. The Township Engineer may require that such meeting be attended by the responsible contractor(s) and responsible representatives of the developer. In addition, meetings may be required with the utility companies as needed.
2. The developer or his/her representative shall provide a minimum of 3 business days prior notice to the Township Subdivision Administrator or his/her designee (such as an inspector) prior to beginning each major facet of construction, in order to allow the scheduling of inspections. See also Section 1004.K.11, which requires 5 business days advance notice for street construction.
3. The developer should notify the Township in writing when 1/3 and 2/3rds of the total dollar value of the improvements are completed, and a list of those items completed.
4. See Section 806.A.1.b. concerning improvements completed without proper Township inspection.

805.B. Request for Release of Security. When an improvement has been completed, the party posting the financial security shall notify the Township and request in writing to the Board of Supervisors by certified or registered mail release of related financial security. The developer shall send a copy of letter to the Township Engineer at the same time.

805.C. Engineer's Report.

1. Within 30 days of a receipt under Section 805.B., the Township Engineer shall submit a written report certifying which improvements have been completed in accordance with the approved plan to the Board of Supervisors and mail a copy of such report by certified or registered mail to the developer or his/her representative at his/her last known address.

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2. This report shall be based on the inspections made according to the approved inspection schedule included in the Development Agreement and shall recommend approval or rejection of the improvements, either in whole or in part.
3. If the Township Engineer finds any or all of the improvements to be not as required, he/she shall include a statement of the reasons for recommending their rejection in the report.

805.D. Decision by Board of Supervisors.

1. At its first regularly scheduled meeting after receiving the Engineer's Report (but not later than 45 days of the receipt of the request) the Board of Supervisors shall review the Township Engineer's report and shall authorize release of an amount as estimated by the Township Engineer fairly representing the value of the improvements completed.
2. The Board of Supervisors shall be deemed to have approved the release of funds as requested if the Board of Supervisors fails to act within 45 days of receipt of the developer's request.
3. Until final release (completion of all improvements), the Board of Supervisors may require retention of a maximum of 10 percent of the cost of each completed improvement.
4. The Board of Supervisors shall notify the developer in writing by certified or registered mail of the decision.

805.E. Completion of Unaccepted Improvements. The developer shall complete any required improvements that the Board of Supervisors determines are not satisfactory or complete. Upon completion, the applicant may request approval in conformance with the procedures specified in Section 805.

805.F. Final Release.

1. When the developer has completed all of the required and necessary improvements, the developer shall request Final Release in conformance with the procedures specified in Section 805. See time limitations and procedures in Section 510 of the PA Municipalities Planning Code.
2. Such Final Release shall include all moneys retained under Section 805.D.3.

805.G. Appeal. Nothing herein shall be construed to limit the developer's right to contest or question by legal proceedings or otherwise any determination of the Board of Supervisors or the Township Engineer.

805.H. Certificates of Occupancy and Completion of Improvements.

1. A temporary or final certificate of occupancy shall not be issued and a structure shall not be occupied unless all principal buildings have access to a clearly permanently passable street with at least a complete paving base course and any required curbing installed.
2. In addition to part "H.1." above, no final certificate of occupancy shall be issued until the structure is completed as approved with service by all required utilities and with all access onto a street completed to required standards, if applicable.

806. REMEDIES TO EFFECT COMPLETION OF IMPROVEMENTS.

806.A. Enforcement of Security.

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1. In the event that any improvements that were required have not been installed as provided in this Ordinance or the approved Final Plan or the Development Agreement, or in the event of the bankruptcy of the owner or developer, or in the event the performance security lapses in time before the required improvements are completed, then the Board of Supervisors is hereby granted the power to elect to enforce any security posted under this ordinance by appropriate legal and equitable remedies.
 - a. Such remedies may include taking all actions necessary to ensure improvements are completed without cost to the Township, including but not limited to:
 - 1) seizure of undeveloped lots,
 - 2) seizure of escrow funds,
 - 3) revocation or suspension of building permits or suspension of issuance of new building permits,
 - 4) non-release of performance securities,
 - 5) non-approval of occupancy certificates,
 - 6) request for additional performance security,
 - 7) non-acceptance of improvements,
 - 8) removal, reconstruction or replacement of substandard improvements at the cost of the developer, and
 - 9) civil prosecution of a violation of this Ordinance.
 - b. Construction Without Inspection. If required improvements have been completed without providing the Township Engineer or his/her representatives with proper opportunity for inspection, and as a result the Township Engineer cannot determine whether the improvements were properly constructed, then the Board of Supervisors may require that the Developer, at the Developer's expense, remove, replace, sample, test or reconstruct such improvements as necessary to determine compliance with this Ordinance and other applicable Township standards.
 2. Rate of Construction. Failure of a developer to construct streets and other public improvements reasonably at the same time or prior to the construction of the buildings served by those streets or public improvements, and at the same rate in time at which buildings are completed, shall be a violation of this Ordinance and a cause for default of the security.
- 806.B. Completion by Township. If the proceeds of such security are insufficient to pay the cost of installing or making repairs or corrections to all the improvements covered by said security, the Board of Supervisors may, at its option, install or replace part of such improvements in all or part of the subdivision or land development and may institute appropriate legal or equitable action to recover the moneys necessary to complete the remainder of the improvements.
- 806.C. Proceeds for Installation of Improvements. The proceeds from use of the security and/or from any legal or equitable action brought against the developer shall be used solely for the installation of the improvements covered by such security and directly related administrative costs.
807. MAINTENANCE GUARANTEE.
- 807.A. Maintenance Guarantee Required. All applicants proposing any subdivision or land development which provides for the dedication of improvements required by this Ordinance shall be required to provide a legally binding Maintenance Guarantee to the Township prior to acceptance of dedication of the improvements by the Township. In most cases, this Guarantee will be part of the Security Agreement.
- 807.B. Terms of Maintenance Guarantee. The Maintenance Guarantee shall be acceptable in legal form to the Township Solicitor and in content to the Board of Supervisors, and shall include all of the following:

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1. that the Applicant make any repair or reconstruction of any improvement stipulated in the Maintenance Agreement which is specified by the Board of Supervisors if needed because of faulty construction, workmanship, or materials, prior to acceptance of such improvement by the Township;
2. that the Applicant maintain at his/her own cost all improvements stipulated in the Maintenance Agreement, up to a maximum period of 18 months from the date of completion, except for any special purpose escrow or maintenance agreements required by the Township; and
3. that the applicant post financial security to secure structural integrity of said improvements as well as the functioning of said improvements in accordance with the design and specifications as depicted on the final plan, for a maximum term of 18 months from the date of completion.

807.C. Public Utilities and Authorities. If water mains or sanitary sewer lines, or both and related apparatus or facilities are to be installed under the jurisdiction and under the rules and regulations of a public utility or municipal authority, financial security to assure proper completion and maintenance thereof shall be posted in accordance with the regulations of the controlling public utility or municipal authority. This amount of financial security shall not also be required by the Township if it is required by such utility or authority.

807.D. Type of Security. The Maintenance Guarantee shall be secured by the same form of security as is permitted for the improvements guarantees.

807.E. Terms. Such Maintenance Guarantee shall be in the form approved by the Township Solicitor and Board of Supervisors, payable to the Township, to guarantee the maintenance and repair of the streets and other public improvements in the subdivision or land development for 18 months from the date of completion. The applicant shall prove to the satisfaction of the Board of Supervisors that there will be an acceptable system for the long-term maintenance of any stormwater detention basins.

807.F. Amount. The amount of the Maintenance Guarantee shall be determined by the applicant's engineer, conditioned upon acceptance by Board of Supervisors, but shall not exceed 15 percent of the actual cost of installation of such improvements.

807.G. Release. After a maximum of 18 months from the date of acceptance of dedication of said improvements, the Township shall release the Maintenance Guarantee to the developer (or party that posted the guarantee) if all improvements are in satisfactory condition, as determined by the Township.

Article 9

Recording of Final Plan

901. RECORDING OF FINAL PLAN.

901.A. Deadline.

1. The Applicant is responsible to ensure that the Final Plan for any subdivision or land development as approved by the Board of Supervisors is recorded in the Office of the Recorder of Deeds of the County within 90 days after such final approval. The applicant shall send or deliver a receipt of the recording to the Township Subdivision Administrator within 7 days after the plan is submitted to the County for recording.
2. If the Final Plan approval included official conditions that must be met prior to recording, then the plan shall be recorded within 90 days following the compliance with such conditions, up to a maximum total of 1 year following the final plan approval.
3. Specific extensions of these time periods may be granted in writing by the Board of Supervisors if the applicant proves good cause.

901.B. At its option, the Township may voluntarily agree in advance to record a Final Plan, in which case the applicant shall compensate the Township for such costs.

901.C. The Final Plan shall not be recorded unless the applicant proves that they have met all required conditions that the Township Subdivision Administrator and/or Township Engineer determine would impact the recorded Final Plan, including but not limited to, issuance of any required PennDOT highway occupancy permit.

901.D. Failure to record the Final Plan within the specified time periods shall cause the approval to become null and void.

902. **RECORD PLAN.** The applicant shall provide to the Township one mylar and one paper clear and legible copies of the Record Plan, in addition to providing copy(ies) to the County Recorder of Deeds Office in whatever format is required by that office. The Township copies shall be made after recording, and shall be exact copies of those portions of the approved Final Plan that the Township requires to be recorded. Such Record Plan, at a minimum, shall include all of the following:

- 902.A. street right-of-ways,
- 902.B. common open spaces,
- 902.C. easements, and any covenants that the Township required to be placed on the Final Plan,
- 902.D. lot lines and lot dimensions,
- 902.E. water lines, sanitary and storm sewer lines and stormwater drainage facilities,
- 902.F. the required signatures of Township officials and the County Planning Commission staff and the date of Township approvals,
- 902.G. notations stating whether the streets, any common open space and other proposed improvements are to be offered or not offered for dedication to the Township, and
- 902.H. additional information from the complete Final Plan that the Subdivision Administrator may require be shown.

903. EFFECT OF RECORDING.

- 903.A. Official Map. If the Township has adopted or does adopt an official map, any streets and common open space on the Record Plan shall be considered to be part of that Official Map.
- 903.B. Private Improvements. Every street, park, or other improvement shown on a subdivision or land development plan that is recorded, as provided herein, shall be deemed to be a private street, open space, or improvement until such time it may be offered and officially accepted for dedication to the Township, or is duly condemned.
- 903.C. Dedication of Improvements. The Record Plan shall state by formal notation whether the streets, any common open space and other proposed improvements are proposed to be offered or not offered for dedication to the Township.

Article 10

Design Standards and Required Improvements

1001. APPLICABILITY.

1001.A. Minimum Requirements. The design standards and improvements required in this Article are the minimum requirements for approval of a subdivision or land development. Additional or higher type improvements may be required in specific cases where the Board of Supervisors determines such improvements are clearly necessary to protect the public health and safety.

1001.B. Modifications, Waivers and Exceptions. See Section 107 of this Ordinance.

1002. REQUIRED IMPROVEMENTS. This Article sets forth the design and construction standards for required improvements, regardless of whether the improvement will be dedicated to the Township.

1003. OVERALL REQUIREMENTS.

1003.A. Land shall be suitable for the purpose for which it is to be subdivided or developed.

1003.B. Hazardous Conditions. Subdivisions or land developments subject to hazardous conditions (such as open quarries, hazardous or toxic site pollution, limestone solution channels, unconsolidated fill, floods, excessive erosion or unsafe water supply) shall not be approved until the developer has provided or has legally committed to provide adequate measures to overcome or eliminate the hazards, in the determination of the Board of Supervisors, to the best of their knowledge. See also the Township's floodplain requirements. However, the Township accepts no responsibility to identify hazards or to guarantee their resolution. See the "Liability" section in Article I.

1003.C. Zoning. All aspects of a proposed subdivision or land development shall conform to the Township Zoning Ordinance and all other Township Ordinances and specifications.

1003.D. Nearby Development. A subdivision or land development and its street pattern shall be coordinated with existing or approved nearby developments or neighborhoods to help develop the area harmoniously and to help prevent conflicts between neighboring development.

1003.F. Safety. No subdivision or land development shall occur in such a way that would significantly threaten the public health and safety, including hazards of toxic substances, traffic hazards, explosive hazards and fire hazards.

1004. STREETS.

1004.A. Access to Streets.

1. All proposed subdivisions and land developments shall have adequate and safe access to the public street system.

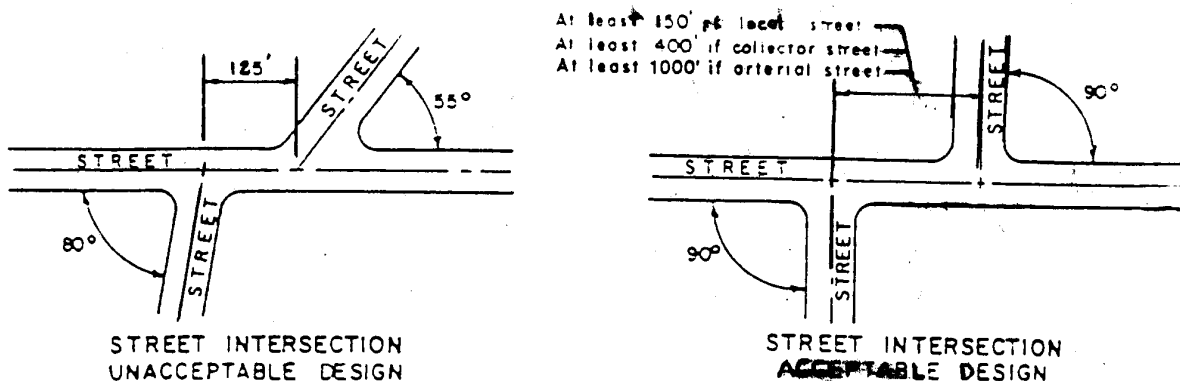
2. Frontage. Any lot created under this Ordinance shall have frontage and access onto either:
 - a. a public street (which may be required to be improved as necessary under Section 1004.M.) or
 - b. a private street constructed to the same standards as a public street and that has a permanent system to ensure adequate maintenance, except as provided in parts "5" and "6" below.
 3. Private Streets and an Existing Lot. A pre-existing lawful lot of record that abuts an existing private street that does not meet Township standards may have access for a single principal use onto such private street, but no new lot shall be created with access onto such street, except as provided in parts "5" and "6" below.
 4. Emergency Access. Suitable access for emergency vehicles shall be provided within all subdivisions and land developments, including adequate clear width, and including access to reach all principal buildings. Driveways shall be designed to be accessible to emergency vehicles. Driveways shall have a 10 feet minimum horizontal clearance, a 12 feet minimum vertical clearance and be designed to support the weight of a loaded fire engine pumper truck.
 5. Existing Private Street and New Lots. An existing private street may be upgraded to allow the creation of one or two new lots, if approved by the Board of Supervisors and if the following conditions are met:
 - a. The applicant shall grant a sufficient width of easement along the street to affected property-owners to result in a total 50 feet minimum easement width along all street frontage that is owned by the applicant.
 - b. The applicant shall agree to ensure that the private street will be upgraded prior to occupancy of the new lot(s) with appropriate stone, tar and chip or bituminous paving to result in a minimum cartway width of 18 feet, from the driveways of the new lots to a public street.
 - c. The owners of the parent lot and any new lots shall be bound to annually contribute towards the maintenance of the street.
 - d. The Board of Supervisors shall determine that the street will be suitable for access by emergency vehicles, after any improvements that the applicant may agree to make.
 - e. The Board of Supervisors shall determine that the private street is the only reasonable method of providing access to the property.
 6. Parking Courts. If individual units of an office park, townhouse, apartment or mobile home park development have vehicular access onto a private parking court, that parking court is not required to meet Township construction standards for streets, provided that:
 - a. the parking court and related accessways have vehicular access onto a public street, and
 - b. (except for a rental development) that there be a system to ensure maintenance of the parking court that is acceptable to the Board of Supervisors.
- 1004.B. Streets and Topography. Proposed streets shall be adjusted to the contour of the land to produce usable lots and reasonably sloped streets. See the steep slope regulations in the Zoning Ordinance.

1004.C. Street Continuations.

1. Stub Streets. Where deemed necessary by the Board of Supervisors for efficient movement of traffic, a subdivision or land development shall include the extension of a proposed street with right-of-way to the boundary line of the tract to provide for an eventual extension into the adjacent tract for efficient circulation of traffic throughout the area.
2. Widening. Where a subdivision or land development abuts or contains an existing street of inadequate cartway or right-of-way width, additional right-of-way and/or cartway width shall be required conforming with Table 10.1, "Design Standards for Streets."

1004.D. Intersections.

1. The centerlines of streets shall intersect at right angles except where the Board of Supervisors determine that a right angle intersection is not feasible. In such case, the intersection shall be at as nearly a right angle as possible, with an absolute minimum angle of 75 degrees. This requirement for right angles shall not apply for one-way streets, where the angle of the intersection is conducive for one-way traffic, nor for approved eye-brow extensions of local residential streets.
2. Alignment of Street Intersections.
 - a. No more than two streets shall intersect at one point.
 - b. Where a proposed street or business driveway intersects an existing cross street, such proposed street or business driveway shall be aligned with any street intersecting on the other side of the cross street, unless the Board of Supervisors or PennDOT determine that such alignment is not reasonable or feasible.
 - c. If a proposed street cannot intersect at the same location as a street on the other side of the cross street, then the proposed street shall be offset by the following minimum distances from the nearest intersection of streets:
 - 1) 150 feet along a local street,
 - 2) 400 feet along a collector street, and
 - 3) 1,000 feet along an arterial street.
 - 4) Measurement. The minimum distances of this subsection shall be measured between the points where the centerlines of the rights-of-way of the intersecting streets intersect with the centerline of the cross street (See the following figures).



3. At street intersections, lot lines shall be rounded by arcs with the radii listed below. For arterial streets, the Board of Supervisors may require a larger radius than stated below, if recommended by the Township Engineer. A smaller radius may also be approved under Section 107.

<u>Type of Street</u>	<u>Minimum Radius of Arc at Intersection of Cartway Edge or Curb Line (in feet)</u>	<u>Minimum Radius of Arc at Intersection of Right-of-Way (in feet)</u>
Arterial	40	30
Collector	35	25
Local	25	15

1004.E. Arterial and Collector Street Frontage. Where a subdivision or land development abuts or contains an existing or proposed arterial or collector street, the Board of Supervisors shall require one or more of the following methods of layout and site design if it determines one or more of these methods will be reasonable, feasible and necessary to avoid increased traffic congestion and improve traffic safety. The Board's decision to use one or more of the following methods will be based on the recommendations of the Planning Commission, the Township Engineer, any comments from PennDOT and any professional traffic studies that have been submitted.

1. the use of a marginal access or "frontage" street or access only onto side or interior streets, to collect traffic from numerous driveways and direct it to a select few number of entrances to the arterial or collector street, and/or
2. the minimization of the number and length of driveway cuts or street intersections onto an arterial or collector street, which may include requiring the use of shared driveways between adjacent uses or lots, and/or
3. the restriction of ingress and egress involving left-hand turns onto or off of the arterial or collector street, and/or
4. the prohibition of driveways from individual dwellings entering directly onto an arterial or collector street. If there is no alternative to this, each driveway entering onto an arterial or collector street shall have adequate turn-around space for vehicles provided within the lot so that vehicles do not back onto the street.

1004.F. Street Design Standards.

1. Minimum street design standards shall be as shown in Table 10.1., unless PennDOT establishes a more restrictive requirement along a State road.

TABLE 10.1
DESIGN STANDARDS FOR STREETS
 (All Dimensions in Feet Unless Specified)

DESIGN SPECIFICATIONS	TYPE OF STREET:		
	Arterial	Collector	Local or Marginal Access
Right-of-Way Width	80	60	50
Cartway Width except as provided below (plus turning lanes as determined to be needed by the Board of Supervisors or PennDOT)	24	22	22*****
Cartway Width:			
- w/curbs on both sides & no on-street parking	30	28	N/A
- w/curbs and on-street parking on 1 side	N/A	30	30
- w/curbs and on-street parking on 2 sides	N/A	38	30
Plus Acceleration/Deceleration Lane Width (where determined to be needed by the Board of Supervisors or PennDOT)	10	NA	NA
Minimum Sight Distance*	475	300	200
Minimum Tangent between Reverse Curves**	200	100	50 *****
Minimum Centerline Radii for Horizontal Curves	400***	300	150 *****
Maximum Grade****	6%	8%	12%

* Horizontal sight distances shall be measured from a point 3.5 feet above the road surface to a point 6 inches above the road surface, and shall be based upon standards of the American Association of State Highway and Transportation Officials (AASHTO).

** All tangents shall be measured along the street centerline.

*** Larger radii may be required as determined to be needed by the Township Engineer or PennDOT.

**** Minimum grades for all streets shall be 1.0 percent, unless the Township Engineer determines that a lesser grade is acceptable.

***** The minimum cartway width may be reduced to 18 feet for local streets within a development approved as a "Lot Averaging" or "Conservation Subdivision" under the Zoning Ordinance, provided that portion of the street ultimately will not serve more than 1,000 average weekday trip-ends.

***** The minimum tangent between reverse curves may be reduced to 0 feet and the minimum centerline radii for horizontal curves may be reduced to 100 feet for local streets within a development approved as a "Lot Averaging" or "Conservation Subdivision" under the Zoning Ordinance, provided that portion of the street ultimately will not serve more than 1,000 average weekday trip-ends.

-For one-way loop streets, see under "cul-de-sacs" in Section 1004.I.

-Rear or side alleys, where approved, shall have a minimum cartway width of 16 feet for two-way traffic and 12 feet for one-way traffic.

2. Shoulders. In addition to the cartway widths stated above, any street that does not have curbs shall include appropriate **6 feet wide shoulders along each side of the cartway of an arterial street and 4 feet wide shoulders** on each side of the cartway of any other street. A 2 feet minimum shoulder width shall be allowed along a local residential street that is projected ultimately to serve a maximum of 1,000 average weekday trip-ends.
 - a. See construction standards below.
 - b. If the shoulders are paved, they shall be separated by a stripe from the travel-lanes.
 - c. The Board of Supervisors may also waive or reduce the requirement for shoulders through Section 107 if necessary to minimize the removal of mature trees and alteration of important natural features.
3. Horizontal curves shall connect street lines that are deflected in excess of 2 degrees. Vertical curves shall be used at changes of grade exceeding 1 percent. The length of the vertical curve shall be determined by the required sight distance specified in Table 10.1.
4. All approaches to an intersection of 2 or more streets shall have a leveling area not greater than 4 percent grade for a minimum distance of 25 feet, measured from the nearest right-of-way line of the intersecting street.
5. The minimum grade of any street gutter shall be 1.0 percent.
6. A minimum tangent of 100 feet, measured from edge of cartway, shall be required between a curve and a street intersection where 1 of the intersecting streets is a collector or an arterial street.
7. Any development of 25 or more dwelling units shall have at least two means of vehicle access into the development. The second means of access may be limited to emergency vehicles, provided the applicant proves the access will be properly designed for its intended purpose.

1004.G. Easements. See Section 1011.

1004.H. Clear Sight Triangle; Minimum Sight Distance.

1. Clear Sight Triangle.
 - a. At any intersection with a street of another street(s) or an accessway or driveway serving two or more non-residential principal uses, a clear sight triangle shall be provided. Such triangle shall be graded, cleared and kept clear of sight obstructions (other than official street sign posts and individual trunks of canopy-type trees) for a height between 2 and 10 feet above the ground level.
 - b. Such clear sight triangle shall be protected by a permanent deed restriction, covenant stated on the record plan, municipal easement or other legally binding method acceptable to the Township.
 - c. Such clear sight triangle shall be determined by the distances stated below, which shall be measured along the centerlines of the right-of-ways (or cartways where right-of-ways do not exist) of streets/ accessways/ driveways. Such distances shall be measured from the intersection of such lines, with the third leg of the triangle connecting the opposite ends of each leg.

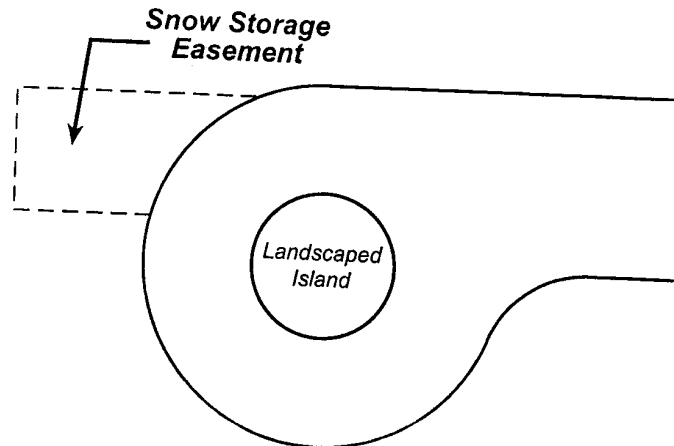
- d. Where a street, accessway or driveway enters onto a public street, one leg of the clear sight triangle shall be measured 25 feet back from the edge of the cartway of such street, accessway or driveway. Another leg of the triangle shall be measured along the centerline of the length of the street that is intersected. This leg shall be a minimum of 350 feet long for an arterial street and 200 feet long for a collector or local street. These two legs shall be connected by a third longer leg to form a triangle.

2. Sight Distances.

- a. An applicant for access for a new street, accessway or driveway onto a Township street shall prove that the new access would meet the same PennDOT sight distance requirements as if the street was a State road. See Section 441.8 of PennDOT highway occupancy regulations, or its successor sections.
- b. If the applicant proves to the Township that it is not possible to meet the desirable sight distances that are stated in PennDOT regulations, then the intersection shall be located at the point of maximum sight distances that are achievable within the street length of the property and shall meet the minimum required safe sight distances set forth in such PennDOT regulations.
- c. In the event that the applicant proves to the Township that the minimum required safe sight distances cannot be met, then the Board of Supervisors may require one or more of the following:
 - 1) Require that the intersection be located at the point where maximum sight distance can be achieved;
 - 2) Restrict turning movements into or out of the intersection (such as no left turns into or out of the intersection);
 - 3) Require the installation of a right turn acceleration or deceleration lane;
 - 4) Require the installation of a left turn standby lane;
 - 5) Require that the horizontal or vertical alignment of the street be altered;
 - 6) Require an alternative form of access, such as a shared driveway with another lot, or access onto a different street; and/or
 - 7) Deny approval of the plan on the grounds that the minimum safe distance requirement cannot be met and that therefore public safety cannot be adequately protected, and/or that any restrictions on turning movements would not be practical or would have adverse impacts upon other properties and streets that may be used for turnarounds.
- d. In the event that turning movements from an intersection are to be restricted, the applicant shall provide a detailed design of the proposed intersection and an engineering analysis of the anticipated impacts resulting from such restricted turning movements. The design and analysis shall be prepared by a professional engineer with expertise in traffic engineering, and shall address the following:
 - 1) The impacts on other lots and streets within the vicinity that may be used by motorists for turnarounds.
 - 2) The impacts on public safety, considering sight distance and types of vehicles.
 - 3) The provision of appropriate methods to ensure compliance with the turning restrictions, such as channelization, alignment, and signage. Such methods should be certified as complying with applicable standards of PennDOT or AASHTO.

1004.I. Cul-de-Sac Streets.

1. Cul-de-sac streets shall be permitted with a maximum length of 800 feet. This distance shall be extended to a maximum length of 1,500 feet if the street: a) is within a Conservation Subdivision, and b) the applicant proves to the satisfaction of the Board of Supervisors that a suitable and conveniently located firefighting water supply source will be readily accessible to the subdivision. Cul-de-sac streets must be provided with a turn-around with a minimum paved radius of 40 feet to the face of the outside curb and a minimum radius of 50 feet to the legal right-of-way (see the figure below).
2. The circular right-of-way of the cul-de-sac shall maintain a minimum 10 feet width between the edge of paving and the edge of the right-of-way. The circular paving of the cul-de-sac shall be connected to the approach paving by an arc having a radius of not less than 50 feet.
3. The Board of Supervisors, after offering the proposal for review by the Planning Commission, may permit acceptable alternative turn-around designs, including a turn-arounds of acceptable radii incorporated into a parking court or a landscaped island within a cul-de-sac or a one-way loop street.
 - a. The turn-around shall have a sufficient radius to allow movement by school buses, snow plows and delivery trucks, even if a vehicle is parked along the side of the cartway.
 - b. If a landscaped island is used, it shall be planted in a manner that will require minimal maintenance and shall include a system to provide maintenance that is acceptable to the Township.
 - c. If a one-way loop street is used, it shall not require one way traffic for more than 500 feet of road length, and shall have a minimum paved width of 14 feet.
4. No street shall dead-end without an approved turn-around at the end of the street. Temporary stub streets shall be required to include at least a temporary cul-de-sac, if the stub would be longer than 150 feet or serve more than 3 dwellings or lots.
5. The maximum cross slope on the circular part of a cul-de-sac shall be 7 percent.
6. A cul-de-sac street shall serve a maximum of 20 dwelling units, except that 25 dwelling units shall be allowed for a conservation subdivision. See also Section 1004.F.7.
7. A snow storage easement shall be established at the end of the cul-de-sac, which shall provide for proper drainage as the snow melts. This easement shall be located so that a snow plow can push snow relatively straight from the street to the far end of the cul-de-sac. This snow storage easement shall be located clear of any driveways.
8. The following sketch illustrates a preferred design for cul-de-sac streets, where it works topographically.



1004.J. Maintenance. As a condition for Final Plan approval, the developer must enter into a legally binding agreement which shall state who is to be responsible for the improvement and maintenance of any street not offered for dedication. If an association of lot owners is to be made responsible, such association must be legally organized prior to plan approval by an agreement approved by the Township.

1004.K. Street Design and Construction Standards.

1. Streets (and alleys where provided) shall be graded, improved and surfaced to the grades and dimensions shown on plans, profiles and cross-sections submitted by the developer and as approved by the Board of Supervisors and shall meet applicable Township standards.
2. Right-of-Way Grading.
 - a. The right-of-way shall be graded according to the approved cross-section. The excavation shall be backfilled and suitably compacted to the satisfaction of the Township Engineer.
 - b. The finished street surface shall be crowned in conformance with the Township specifications.
 - c. A proper super-elevation (banked curves) shall be provided on arterial and collector streets when required by the Township Engineer.
3. Grading Beyond Right-of-Way.
 - a. The subdivider or developer may be required to grade beyond the right-of-way line in order to provide continuous slope from the right-of-way line to the proposed elevation of the abutting property.
 - b. Such grading beyond the right-of-way shall generally maintain the original directions of slope except where storm water runoff designs dictate changes.
 - c. Approved plans, either preliminary or final, showing proposed grading, shall be a covenant running with the land, unless altered by written permission from the Board of Supervisors.
 - d. In areas of earth excavation or earth fill, such grading shall be done to a maximum slope of 4 feet horizontal to 1 foot vertical. In areas of rock excavation, such grading shall be done to a maximum slope of one foot horizontal to 2 feet vertical.
 - e. In no case shall the required street grading extend onto an adjoining property with a different landowner, unless the other adjoining property owner gives a written agreement to the developer to accomplish such work.
4. Trench Excavation. All trenches excavated within the cartway of an existing or proposed public street or right-of-way shall be mechanically compacted with backfill acceptable to the Township Engineer or be stone backfilled if the cartway is to be paved in the same construction season.
5. Drainage of streets shall comply with Section 1008 of this Ordinance.
6. Street Construction Standards. All street pavements shall comply with the provisions of this Section, except as provided in subsection "7." below or unless a specific different standard is required by PennDOT for a State road.
 - a. All materials, construction procedures and other specifications shall be in conformance with the latest edition of the PennDOT Publication 408.

- b. A 7 inch minimum compacted depth stable sub-base shall be provided, using PennDOT Type 2A aggregate or better, unless the Township Roadmaster pre-approves an alternative sub-base. The sub-grade shall be properly rolled and crowned.
 - 1) The Township may require a greater depth where necessary considering the conditions of the sub-grade. Materials that are unsuitable, wet soils and soils subject to frost-heave shall be removed and replaced, drained or otherwise stabilized to handle anticipated loads.
 - 2) The Township may require field and/or laboratory testing of the sub-grade, particularly if on-site shale is proposed to be used.
 - 3) The Township may require compaction tests, with the Township's costs reimbursed by the developer.
 - c. A 3.5 inch minimum compacted depth bituminous concrete base course shall be provided. This depth shall be increased to 5 inches for a collector or arterial street.
 - d. For a collector or arterial street, a 3 inch minimum ID-2 bituminous surface shall be provided. For a local street, a 2 inch minimum ID-2 bituminous surface course shall be provided.
 - e. PennDOT "Type 3" or better shoulders shall be provided on each side of the travelway for a collector or arterial street. Stone shoulders may be used along a local street. Along a local residential street, the Township may at its option approve the stone being covered with soil and planted in grass in a manner that still provides stabilized support for occasional vehicle parking.
 - f. All street construction materials shall be certified in writing by the supplier as meeting PennDOT specifications.
7. Alternative Street Specifications. An applicant may, if recommended by the Township Engineer and approved by the Board of Supervisors under Section 107, use an alternative road bed design that the applicant proves provides the same minimum load capabilities and durability as the required standard.
8. Sub-drains. In poorly drained areas, suitable sub-grade drains or parallel drains may be required by the Township. Sub-grade drains shall conform to PennDOT Publication 408 and shall be provided with a suitable outlet.
9. Alleys and Shared Driveways. Alleys and shared driveways serving more than one lot shall be constructed with a 5 inch minimum compacted depth stone sub-base, 2 inch minimum compacted depth bituminous base course, and a 1 inch minimum compacted depth surface course. For shared driveways, see also Section 1012.G.
10. Guide-Rails. Streets shall be designed with geometric features that minimize the need for guide-rails. Guide-rails shall only be installed where the result of striking an object or leaving the roadway would be more severe than the consequence of striking the guide-rail.
 - a. Guide-rails shall be installed by the developer where necessary to meet the guide-rail standards in the PennDOT publication entitled "Guidelines for Design of Local Roads and Streets" or where otherwise required by the Board of Supervisors. Guide-rails shall meet the construction standards of PennDOT Publication 408 and PennDOT Standards for Roadway Construction or alternative standards pre-approved by the Board of Supervisors.

11. Street Inspections. The entity constructing a street shall provide the Township Roadmaster or his/her designee with a minimum 5 business days advance notice before the start of initial construction of improvements and a minimum 2 business days advance notice before the following street construction is accomplished so that an inspection may be scheduled:
 - a. Excavation of the road site.
 - b. Preparation of the road sub-grade.
 - c. Installation of the road sub-base.
 - d. Compaction of the base course.
 - e. Installation of paving material.
 - f. Construction of culverts and drainage swales.
 12. Tree stumps shall not be buried within the right-of-way.
 13. The developer shall ensure that center line striping is painted on streets in conformance with PennDOT specifications. The Township may require the installation of reflectors in areas prone to fog.
- 1004.L. Private vs. Public Streets. See the provisions of Section 1004.A. The Board of Supervisors shall have the authority to decide whether to accept an existing or proposed street as a Township-maintained public street.
- 1004.M. Required Traffic Improvements.
1. Purpose. In recognition of Sections 503(2)(ii) and 503(3) of the PA. Municipalities Planning Code, this Section is primarily intended to ensure that streets bordering a subdivision or land development are coordinated and of such widths and grades and in such locations as deemed necessary to accommodate prospective traffic and to facilitate fire protection and to ensure that the access into and out of subdivisions and land developments is sufficiently safe.
 2. Process. This sub-section "M." shall be carried out through determinations of the Board of Supervisors, after considering any recommendations of the Planning Commission, the Township Engineer, the applicant, the applicant's professional representatives, any comments from PennDOT that may be provided regarding a State road and any professional traffic studies that may have been submitted.
 3. On-Site/ Abutting Traffic Improvements. If, in the determination of the Board of Supervisors, there is a reasonable relationship between the need for an "on-site improvement" and the traffic created by a proposed subdivision or land development, the applicant for such subdivision or land development shall be required to complete the needed improvement or fund his/her fair share of the cost of such traffic improvement and to dedicate sufficient street right-of-way for needed improvements.
 - a. Widening of Abutting Roads. An applicant for any land development or major subdivision shall be required to pave any existing unpaved street and widen the cartway and any shoulders of abutting streets to Township standards to result in a minimum paved cartway width of 20 feet, plus shoulders meeting Sections 1004.F. and K., or other specifications approved by the Board of Supervisors.
 - 1) Where the Board of Supervisors determine that land owned by another entity on the other side of the street is likely to be developed in the near future, the Board of Supervisors may permit an applicant to only improve

the street from the centerline of the street right-of-way inward towards the project's lot lines., provided that sufficient improvements would still be completed for public safety.

- 2) A lesser width may be permitted where the Supervisors determine that such would be appropriate and/or would save mature trees.
- 3) A wider width may be required by the Board of Supervisors where needed along a collector or arterial street.

b. Such improvements and right-of-way shall be required unless the Board of Supervisors determine:

- 1) that there is not a reasonable relationship between the improvements and the traffic created by the proposed development, or
- 2) that widening or right-of-way or other improvements are not needed or that a lesser improvement is sufficient or
- 3) that PennDOT specifically refuses in writing to allow such improvement to a State road in the foreseeable future, in which case the Township may still require that abutting right-of-way be dedicated to the Township or reserved for future dedication if needed in the future.

c. Any improvement to a State street shall meet all PennDOT standards.

4. Types of Required Traffic Improvements.

- a. The following shall be the definition of "on-site improvement," (unless this definition is amended by State law): "all street improvements constructed on the applicant's property, or the improvements constructed on the property abutting the applicant's property necessary for the ingress or egress to the applicant's property."
- b. On-site improvements may include, but are not limited to, a new or upgraded traffic signal, land dedication to improve an abutting intersection, realignment of an abutting curve in a road or the widening of the abutting cartway and right-of-way.

5. Funding. In place of completing a required street improvement as a condition of final approval, an applicant may enter into a legally binding development agreement with the Township for the applicant to fund the improvement, or his/her fair share of such improvement, as determined by the Board of Supervisors.

6. Accounting. Any such funds may be placed in escrow until such time as sufficient funds are available for a more comprehensive improvement, with interest being used towards the cost of the improvement. Any such funds received under this sub-section shall be accounted for separately.

7. Staging. Any completion or funding of a required improvement may occur in stages in relationship to the stages of the development, if so stated in a legally binding development agreement and/or as a condition of final plan approval.

1004.N. Traffic Impact Studies.

1. Purposes. To enable the Township to assess the impact of a proposed development on the transportation system. To ensure that proposed developments do not adversely affect the transportation network. To identify any traffic problems associated with access from the site

to the existing transportation network. To delineate solutions to potential problems and propose improvements to be incorporated into the proposed development.

2. Applicability.

- a. A traffic impact study shall be required for any subdivision or land development that at build-out after completion of all phases is projected to generate 500 or more average daily trip ends. "Trip ends" shall mean the total number of trips both entering and exiting the proposed development. These projected trip ends shall be based on the latest edition of the publication titled *Trip Generation*, published by the Institute of Transportation Engineers, or upon traffic studies conducted within the last five years at comparable developments.
- b. If a development is proposed to be submitted in phases, the initial traffic study shall consider a reasonable estimate of the likely development in later phases, in addition to the current phase.
- c. The boundaries of the study area to be analyzed shall include those existing and proposed streets and intersections which may be affected by the proposed subdivision or land development. If there is any dispute as to whether existing and proposed streets and intersections may be affected or not, the final discretion shall rest with the Township Engineer or designated Traffic Engineer.
- d. In lieu of submitting a traffic impact study, under the provisions of Section 107, the Board of Supervisors may approve a modification to accept a fee from an applicant to be put towards the cost of a larger more comprehensive traffic study or to accept a developer making an improvement to a street that otherwise would not be required by the Township or PennDOT.

3. Traffic Impact Study Contents.

- a. Site Description. This section shall include the location, proposed land uses, acreage, construction staging and completion date of the proposed land development. Types of dwelling units and number of bedrooms shall be included for residential developments, and gross and usable floor area for non-residential developments. A brief description of surrounding land uses and other proposed land developments within the study area shall be provided. A study area map should also be included.
- b. Transportation Facilities Description.
 - 1) The study shall describe the proposed internal transportation system, including vehicular, bicycle, bus and pedestrian circulation, all internal roadway widths and rights-of-way, parking conditions, traffic channelizations and any traffic controls within the site.
 - 2) The study shall describe location and design of proposed access, including sight distance limitations and distance from adjacent driveways and intersections.
 - 3) The report shall describe the external roadway system within the study area. Major intersections in the study area shall be identified and mapped. Any proposal for bus or van service shall be described. Pedestrian and bicycle facilities on abutting properties shall also be documented. All proposed or approved roadway improvements within the study area shall be noted.
- c. Existing Traffic Conditions. Existing traffic conditions shall be documented for all streets and intersections in the study area. Traffic volumes shall be recorded for existing average daily traffic, existing peak hour traffic and for traffic during the development's peak hour. Complete traffic counts at all intersections in the study

area shall be conducted, encompassing the peak hours of the development and roadway. A volume capacity analysis using the procedures of the current *Highway Capacity Manual* and based upon existing volumes shall be performed during the peak hour(s) of the development for the peak hour(s) of all roadways and major intersections in the study area. Levels of service shall be determined for each location.

- d. Traffic impact of the Development. Estimation of vehicular trips to result from the proposal shall be completed for the peak hour(s) of both the street system and the development. Acceptable source(s) and methodology shall be followed. These generated volumes shall be distributed to the study area and assigned to the existing streets and intersections throughout the study area. Documentation of all assumptions used in the distribution and assignment phase shall be provided. Traffic volumes shall be assigned to all access points. Safety issues for any pedestrian crossings shall be described. Any characteristics of the site that will cause unusual trip generation rates and/or traffic flows shall be noted.
- e. Analysis of Traffic impact. The total future traffic demand based on full occupancy of the proposed subdivision or land development shall be calculated for the existing and proposed streets and intersections. This demand shall consist of the combination of the existing traffic expanded to the completion year through the use of an accepted background growth rate, the development-generated traffic, and the traffic generated by other proposed developments in the study area. A volume/capacity analysis shall also be conducted using the total future demand and the future roadway capacity. This analysis shall be performed using the peak hour(s) for all streets and major intersections in the study area. The Township Engineer may also require this analysis to be conducted for the peak hour(s) of the development. Volume/ capacity calculations shall be completed for all movements at major intersections. Levels of service for all streets and intersections shall be listed.
- f. Conclusions and Recommended Improvements.
 - 1) Any movements on streets and intersections within the study area showing a Level of Service E, or worse, based on the latest edition of the *Highway Capacity Manual*, shall be considered deficient. Specific recommendations for the elimination of these problems shall be listed. For unsignalized intersections where the traffic impact of the development causes the side street approach to degrade to a Level of Service D or lower, the intersection shall be evaluated for a signal warrant. Highway capacity evaluations shall consider not only the overall intersection level of service, but also each approach and movement to identify any substandard values which need to be improved.
 - 2) All locations where the level of service for the completion year of the development is deficient without the proposed development, the study shall determine improvements which would provide a level of service and delay no worse than conditions without the subject development. These improvements may include street and intersection design and improvements, traffic signal installation and operation, traffic signal timing and other improvements. The study shall also provide an analysis to determine improvements which would eliminate all deficient levels of service.
 - 3) Actions to facilitate use of bus or van service shall be included, if applicable.
 - 4) The listing of recommended improvements for both streets and transit shall include, for each improvement, the party responsible for the improvement, a preliminary cost estimate and funding of the improvement, and the phase of development during which the improvement is proposed to be completed.

Any roadway improvement which requires increased right-of-way shall be identified.

- 5) The traffic impact study may be used as a basis for a Township requirement under Section 1004.M. or another section of this Ordinance
 - 6) Improvement plans shall not be submitted to the PA Department of Transportation (PADOT) before they are submitted to the Township. Approval of a site access plan by PADOT does not guarantee approval by the Township.
- g. Preparation and Review. The preparer of the traffic impact study shall be a professional engineer or transportation planner. The developer shall reimburse the Township for reasonable fees and expenses incurred by the Township Engineer or Traffic Engineer for the review of the developer's traffic impact study and plans.
4. Transportation Management Plan for Special Events. For special events or developments with venues for cultural, entertainment or sports at which attendance is projected to exceed 4,000 persons per day, a transportation management plan shall be prepared. This plan shall be in addition to all other requirements of any traffic impact study under this section. The plan shall describe the peak days and times of events, and the anticipated directions of traffic. The plan shall describe all facilities and coordination which will be used to accommodate the traffic generated by these events. This should include, but not be limited to, use of satellite parking facilities, provision of bus or van service, traffic control facilities and traffic control personnel, anticipated coordination with emergency services and law enforcement, and signage or message boards on the local roadway system and on interstate and major state roadways within and entering the region. The accommodation of employee transportation and parking shall also be described.

1005. BLOCKS.

- 1005.A. Maximum Length. Residential blocks shall not exceed 2,000 feet in length in subdivisions using an average lot size of 1 acre or larger and shall not exceed 1,500 feet in length in subdivisions having an average lot size less than 1 acre, unless permitted by the Board of Supervisors.
1. Pedestrian Crossings. The Board of Supervisors may require that a pedestrian access easement be provided to provide pedestrian access where street connections are not available to serve the same purpose.
 2. Future Street. Blocks shall be considered to be separated by the reservation as part of an approved subdivision plan of a 50 feet minimum right-of-way reserved for a future cross-street, such as a street is intended to serve future interior lots. Such future street is not required to be constructed until such time as the lots fronting on it are subdivided. Such right-of-way shall be retained in the same ownership as the abutting interior lot(s) until a street may be developed.
- 1005.B. Minimum Length. Residential blocks shall have a minimum length of 250 feet, unless otherwise approved by the Board of Supervisors.
- 1005.C. Blocks shall be of sufficient width to permit 2 tiers of lots, except where access is limited by virtue of an adjoining arterial street or by virtue of topographic limitations, unless permitted by the Board of Supervisors.

1006. LOTS.

- 1006.A. Zoning. All lots shall conform to all requirements of the Township Zoning Ordinance, as were in effect at the time such subdivision plan was duly submitted.
- 1006.B. Street Frontage. All lots shall front on a public street with a minimum paved cartway abutting the lot of 20 feet, or that the applicant agrees to so improve through the posting of acceptable financial security, or on a private street within the requirements of Section 1004 of this Ordinance.
- 1006.C. The average depth-to-width ratio of a lot shall generally not be greater than 3 to 1, unless otherwise permitted by the Board of Supervisors.
- 1006.D. Side lot lines shall abut and be approximately at right angles to straight streets and on radial lines to curved streets, unless otherwise permitted by the Board of Supervisors. Pointed or very irregularly shaped lots shall be avoided.
- 1006.E. 1. Lots abutting two streets on two non-contiguous sides shall ordinarily not be created except as needed to avoid direct vehicular access onto an arterial or collector street by individual driveways. This shall not apply to a lot abutting an expressway.
2. Rear Yard Buffers Along Major Streets.
- a. Any residential lot of less than 2 acres with a rear yard directly abutting a collector or arterial street or expressway shall along such rear yard include a 10 feet wide planting strip along the back of the lot, with access across this strip clearly prohibited on notes on any approved plan (see Figure below).
- b. In addition to any street trees required by Section 1018 of this Ordinance, this planting strip shall include evergreen plantings meeting the buffer yard requirements of the Township Zoning Ordinance or alternative landscaping approved by the Planning Commission. American Arborvitae and similar weak-stem plants shall not be used.
- c. Any fencing in the rear of such lots shall be placed on the inside of such plantings. Such plantings shall be placed so that they do obstruct safe sight distance.

Sketch

- 1006.F. A lot, other than preserved common open space, that would not be suitable for uses permitted in that zoning district shall not be created as part of a subdivision, but instead shall be incorporated into another lot.

1007. COMMON OPEN SPACE, RECREATION AREAS AND FEES.

Note - For open space within a Conservation Subdivision, see Section 1023, which provides a different set of standards than are provided in this Section 1007.

1007.A Purposes. To provide adequate open spaces, recreational lands and recreational facilities to serve new inhabitants/occupants of new developments, for both active and passive recreation. To recognize and work to carry out the Recreation Plan for Chestnuthill Township, and Regional Recreation and Open Space Plan, once that is adopted.

1007.B. Applicability. This section shall apply to any subdivision or land development for which a preliminary plan or a combined preliminary/ final plan is submitted after the enactment date of this amendment.

1. This Section 1007 shall not apply to plans that the Board of Supervisors determines only involve adjustments or corrections to an approved preliminary plan or a preliminary plan that was actively before the Township for consideration as of the date of the adoption of this Section, provided the adjustments do not increase the number of proposed dwelling units or involve a new principal non-residential building.

1007.C. Limitations on Use of Fees.

1. Any fees collected under this section shall be placed within an interest-bearing account and shall be accounted for separately from other Township funds.
2. To make sure that the lands and facilities are accessible to the inhabitants of the developments that paid fees towards their cost, such fees should only be used within a 5-mile radius of the boundaries of the subdivision or land development that paid the fees, unless the fees are used within a recreation area open to the public that the Township intends to serve the entire Township. In addition, the Township may commit fees towards a recreation area open to the public in an adjacent township that would be intended to serve inhabitants of the development that paid the fees.
3. Such fees shall only be used for the following: acquisition of public open space and related debt payments, development of public recreational facilities, landscaping of public open space and closely related engineering and design work.
4. Unless the Township identifies fees for a different set of facilities or recreation area, then the fees shall be used for the further development of the Township Park along Merwine-Hilltop Road - as a generally centrally located recreation area providing programs and facilities for all residents and employees within the entire Township.

1007.D. Land to be Preserved. Any subdivision or land development regulated under this Section 1007 shall be required to preserve the specified amount of common open space, unless the Board of Supervisors determine that recreation fees shall be required in-lieu of land.

1. As a general non-binding guideline, it is the intent of this Section that smaller developments (such as 10 or fewer dwelling units or under 5 acres of non-residential land) that do not include land that is adjacent to existing publicly-owned land shall be required to pay a recreation and open space fee in lieu of dedicating land.

However, if the applicant refuses to pay such fees, then common open space shall be required to be preserved.

2. The land and fee requirements of this section shall be based upon the number of new dwelling units and the square feet of floor area within new principal non-residential buildings that would be allowed on the lots of a subdivision or land development after approval. No fee or land requirement shall be required for agricultural, livestock or poultry buildings.
3. Prime Open Space. For the purposes of this section, the term “Prime Open Space” shall mean land proposed to be established as common open space that would meet all of the following standards:
 - a. less than 6 percent slope,
 - b. not a “wetland” under Federal and/or State regulations,
 - c. be part of a contiguous tract of at least 2 acres (which may include existing adjacent common open space), and
 - d. not be within the “100 Year Floodplain” as defined by official floodplain maps of the Township.
4. Amount of Common Open Space. If a subdivision or land development is required to include common open space, the following amounts for each permitted new dwelling unit shall apply:

Percentage of the Total Required Common Open Space that Would Meet the Definition of “Prime Open Space”:	Minimum Required Common Open Space Per Permitted Dwelling Unit
0% to 25.0%	5,200 square fee
25.1% to 75.0%	2,600 square feet
75.1% to 100%	1,300 square feet

5. Amount of Common Open Space. If a subdivision or land development is required to include common open space, then a minimum of 3 percent of the total lot area of all non-residential lots within the subdivision or land development shall be required to be preserved as Common Open Space. (Note - In most cases, the general intent is to seek fees in lieu of land for non-residential development.)

1007.E. Fees. If the Board of Supervisors determines that a proposed subdivision or land development is required to pay fees-in-lieu of dedicating open space, this fee shall be as established by the Township Fee Schedule, which may be updated by resolution of the Board of Supervisors. Until such time as a different fee may be established or revised by resolution, the following fees shall apply:

1. a fee of \$600 per dwelling unit, and
2. a fee of \$0.25 per square foot of new indoor non-residential building floor area. No fee shall apply for a building of less than 1,000 square feet of floor area, nor for agricultural, livestock or poultry buildings, nor for buildings/lots that are not required to be approved under the subdivision or land development ordinance.

1007.F. Decision on Land vs. Fees. The Board of Supervisors shall determine whether a land dedication would be in the public interest, or whether the payment of fees is required. This determination should, but is not required to, be made at the time of sketch plan review. The Township should, at a minimum, consider the following in this decision:

1. Whether the land in that location would serve a valid public purpose.
2. Whether there is potential to make a desirable addition to an existing public or School District recreation area or to create a greenway along a creek.
3. Whether the proposed land would meet the objectives and requirements of this section and any relevant policies of the Township Comprehensive Plan, Interim Recreation Plan or Regional Recreation and Open Space Plan.
4. Whether the area surrounding the proposed development has sufficient existing recreation and open space land, and whether it is possible for pedestrians and bicyclists to reach those lands.
5. Any recommendations that may be received from the Planning Commission, the Township Engineer, the local School Board or School District staff and the Township Parks and Recreation Board.

1007.G. Common Open Space to be Preserved.

1. Suitability. Common open space shall be suitable for its intended purpose, in the determination of the Board of Supervisors. The applicant shall state in writing what improvements, if any, he/she will commit to make to the land to make it suitable for its intended purpose, such as grading, landscaping, or development of trails. Such land shall be free of construction debris at the time of dedication.
2. Ownership. Required common open space shall be dedicated to the Township, unless the Board of Supervisors agree to accept a dedication to any of the following: the School District, Monroe County, the PA Bureau of State Parks, the PA. Fish and Boat Commission, the PA Game Commission, a similar governmental agency, an incorporated property-owner association (such as a homeowner or condominium association) or an established environmental organization acceptable to the Board of Supervisors. In the case of a rental development, the Township may permit the common open space to be retained by the owner of the adjacent principal buildings.
 - a. If common open space is to be owned by a property-owner association, the developer shall be required to establish such association in a form that requires all property owners within the development to annually contribute to the maintenance of the common open space.
 - 1) Any property-owner association agreements regarding required common open space shall be subject to acceptance by the Board of Supervisors, based upon review by the Township Solicitor.
 - 2) Prior to the sale of any dwelling unit or lot, all deeds shall require each property-owner to pay fees on a regular basis for the maintenance and other expenses of owning such land. The property-owners shall be incorporated with covenants and bylaws providing for the filing of assessments. After providing notice to affected owners, the Township shall have the authority

- to establish municipal liens upon all properties in the association to fund maintenance of the land and Township legal costs if the property-owners association does not fulfill its responsibilities.
- 3) An orderly process shall be established for the transfer of the land to the association. The Township may delay a dedication of maintenance responsibilities by a developer to a property-owners association until such association is incorporated and able to maintain such land.
 - 4) The property-owners association shall be established in full compliance with applicable State law, including the Uniform Planned Community Act.
- b. Transfer to another Entity. If the approved plan states that ownership of and/or responsibilities to maintain the Common Open Space are limited to a particular entity, then any transfer of ownership or responsibilities to another entity shall require pre-approval by the Board of Supervisors. Where land is to be owned by a conservation organization, a process should be established for the land to transfer to a different organization if the first organization is not able to fulfill its obligations.
 - c. The Board of Supervisors shall have the authority to refuse to accept an offer of dedication of common open space to the Township.
3. Easements/Deed Restrictions. Any required common open space dedication shall include deed restrictions or conservation easements to permanently prevent its development for buildings, except buildings for approved types of non-commercial recreation or to support maintenance of the land. Such deed restrictions or conservation easements shall, at a minimum, be enforceable by the Board of Supervisors. The Supervisors may require that the restrictions or easements also authorize their enforcement by a suitable third party.
 4. Priorities. Priority shall be given to dedication of land that would be suitable for a) additions to existing public schools and public parks, or b) preservation of woods, steep slopes or other important natural features or land along a creek, or c) for centralized active recreation.
 5. Suitability. Land that is not suitable for active or passive recreation shall not be permitted to meet the requirements of this section. Any land area used to meet the requirements of this Section 1007 shall meet the definition of "Open Space, Common" that is stated in the Township Zoning Ordinance. Portions intended for active recreation shall be well-drained, of less than 6 percent average slope and not require filling in of a wetland for use.
 6. Access and Contiguousness. Common open space within a subdivision or land development shall be contiguous, except as may be specifically exempted by the Board of Supervisors, and shall have adequate access for maintenance and by pedestrians.
 7. Other Ordinances. Any required land dedication or fees under this Section shall be in addition to any land dedication or improvement requirements of any other Township ordinance.
 - a. However, if more than 20 percent of the total lot area of a tract is to be permanently established as publicly-owned recreation land or recreation land available without charge on a daily basis to residents of the development, then such dedication may be substituted for the land dedication or fee requirements of this Section 1007.

- b. If an applicant chooses the “Lot Averaging Option” of the Zoning Ordinance, the common open space may count towards the total acreage of the tract for the purposes of determining allowed density, and a separate lot preserved by a conservation easement shall not count as one of the allowed lots.

8. Residual Lands. If only a portion of a larger tract of land is currently proposed to be subdivided, or the applicant owns one or more adjacent tracts that are not currently proposed to be subdivided, the applicant shall provide a sketch of a possible future land dedication on these adjacent lands. The intent is to coordinate current plans with any future development, even in the long-term.

9. Coordination With Future Adjacent Dedication. The Board of Supervisors may require that a required land dedication within a property currently being subdivided be placed along an edge of the property so that it may, in the future, be combined with an open space dedication on the edge of an adjoining property when that adjoining property is subdivided or developed.

1007.H. Combination of Land and Fees. Upon mutual agreement of the Board of Supervisors and the applicant, the Township may accept a combination of common open space and fees-in-lieu of land to meet the requirements of this section for a subdivision or land development. This combination shall be based upon the common open space requirement applying for a certain number of dwelling units or portions of a non-residential development and the fee-in-lieu of land requirement applying for the remaining development.

1. For example, if a development included 25 dwelling units, common open space could be required for 15 dwelling units and fees could be required for 10 dwelling units.

1007.I. Timing of Residential Fees. Fees required by this Section for all of the dwelling units shall be paid prior to the recording of the final plan, except as follows:

1. If the required fee would be greater than \$2,000, and the applicant and the Township mutually agree to provisions in a binding development agreement to require the payment of all applicable recreation fees prior to the issuance of any building permits within each clearly defined phase or sub-phase of the development, then fees are not required to be paid prior to recording of the final plan but may instead be paid within the requirements of that development agreement.
2. If the applicant agrees to pay such fees in installments, then all such fees shall not be considered to be “paid” for the purposes of any applicable time limitations for utilization under the State Municipalities Planning Code until all such fees are paid in full, including all installments and phases.

1007.J. Timing of Non-Residential Fees. Fees required by this Section for any non-residential subdivision or land development shall be paid prior to the recording of the final plan of a subdivision or final approval of a land development, whichever occurs first, except as follows:

1. If the applicant establishes a legally binding mechanism acceptable to the Township Solicitor, the fees may be paid prior to the time a land development plan is approved for each lot, as opposed to at the time an entire subdivision is approved.
2. Where fees are paid at the time of subdivision approval, and the applicant does not know the size of the building that will be developed, then a ratio of 0.25 building floor area to

1.0 lot area shall be assumed. Therefore, a 48,000 square foot lot would be assumed to have a building floor area of 12,000 square feet.

1007.K. Facilities in Place of Land or Fees. An applicant may submit a written request for a modification of the requirements of this section by offering to construct substantial permanent recreation facilities within the proposed subdivision or land development or on public parkland. Such modification shall only be approved if the applicant clearly proves to the satisfaction of the Board of Supervisors that the facilities will serve a valid public purpose, will be designed following modern standards in a durable manner and will have a higher market value than the land or fees that would otherwise be required.

1. A modification of these requirements may also be approved by the Board of Supervisors if the applicant donates or sells appropriate public recreation land to the Township or the School District. In such case, the applicant shall provide a written appraisal from a qualified professional that the market value of the donation or price reduction is greater than the value of the fee or land requirement that is waived. In such case, the land shall be determined to be suitable for public recreation by the Board of Supervisors.

1008. STORM WATER MANAGEMENT.

1008.A. General Provisions.

1. **See the provisions of the Township Stormwater Management Ordinance.**
2. Consistency With Stormwater Ordinance. The provisions of this Section 1008 shall apply except where a specific provision of a Township Stormwater Ordinance supercedes this Ordinance under a specific provision of the State Stormwater Management Act, such as regarding release rates. In case of any differences between a Stormwater Ordinance and this Section where the Stormwater Ordinance does not supercede, then the more restrictive requirement shall apply.
3. Velocity Control Measures. The Board of Supervisors, based upon the recommendations of the Township Engineer, may require specific sizes or types of stormwater velocity control measures based upon both the need to control the velocity and upon long-term maintenance concerns.
4. Stormwater runoff from any subdivision or land development (including during construction and earthmoving) shall not occur at a peak rate (measured in cubic feet per second) that is greater after development than occurred prior to development.
5. Runoff shall be controlled from a site using appropriate means of detention of water on the site and/or other approved types of stormwater management, within the requirements of this Ordinance.
6. Runoff that is detained shall be held and released at a pre determined controlled rate by appropriately installed devices. The release shall be in the same manner as the natural or pre-development means of discharge from a site (such as point discharge or sheet flow).
7. Stormwater runoff shall not be increased or redirected in such a way that it results in hazards to persons or property or interferes with the normal movement of vehicles.

8. All stormwater management methods are subject to approval by the Township Engineer, including all outlet locations.
 9. All lots shall be laid out and graded to prevent cross lot drainage, to provide positive drainage away from proposed building locations and any primary or alternate septic system locations. Stormwater shall also be not be redirected towards buildings or on-lot septic systems off of the site.
 10. All stormwater management plans shall take into account and provide for existing flow from upstream areas within the entire watershed, including considering future flows after development considering existing zoning regulations.
 11. The existing points of natural drainage discharge onto adjacent property shall not be altered to increase flows nor shall the concentration of water runoff be increased because of development without the written approval of all affected landowners.
 12. No stormwater runoff or watercourse shall be diverted in a way that overloads existing drainage systems, or creates flooding or the need for additional drainage structures on other private properties or public lands, without Township approval of provisions to be made by the developer for properly handling such conditions, including water runoff impoundments, if necessary.
 13. Properly designed open swales and other surface drainage facilities shall be used where feasible. If determined by the Board of Supervisors to be necessary, based upon the recommendation of the Township Engineer, then an adequate storm sewer system consisting of inlets and underground drainage pipes with approved outlets shall be constructed by the developer. The Township may determine whether an underground storm drainage is needed based upon the expected velocity and depth of the stormwater flows (including depths in the street) and the proximity of dwellings.
 - a. Underground flows. Any diverted or affected underground water flows shall be properly dissipated or controlled to prevent velocities or concentrations that could harm a street or cause erosion within the right-of-way. Appropriate methods of control may include, but are not limited to: perforated pipe or other methods to slow the discharge of the water.
 14. Sequence of Construction. No substantial grading shall occur and no building permits shall be issued for any building unless any detention basin, siltation basin or improved major swale approved to handle the resulting runoff is in place. Any detention basin shall be seeded and stabilized and have an installed outlet structure prior to the construction of any streets or buildings within that drainage basin.
 15. Phasing. The phasing of a development shall ensure that all stormwater facilities needed to manage runoff from a phase are in place and functioning adequately prior to and after the construction of buildings in that phase. This shall, for example, include the extension of the main outfall line. This may require the use of temporary structures, which shall be shown on submitted plans. If the development occurs in phases, the entire system shall be shown as part of the preliminary plan submission.
- 1008.B. Calculations of Stormwater Runoff. The methods and design storms described in the Act 167 Ordinances shall apply.

1. The storm water calculations shall include the following:
 - a. Information required for Preliminary and Final Plans within Articles 5, 6 and 7 of this Ordinance,
 - b. Pre- and post-development drainage maps showing existing and proposed grades and including any off-site tributary area,
 - c. Pre- and post-development runoff calculations,
 - d. Detention basin design calculations (as applicable),
 - e. Pipe and swale sizing calculations,
 - f. Such information as the Township Engineer determines is needed to determine compliance with this Ordinance, including, but not limited to, slopes, proposed elevations, typical cross sections and details.
2. Where crop farming or disturbed earth exists on the site prior to development, meadow in good condition shall be used as the starting base for the pre-development calculation.

1008.C. Design Submission.

1. Within the 100-year floodplain, any stormwater management structures and systems shall be designed to handle a 100-year storm. A 24 hour Type II storm shall be used if using the soil complex method.
2. The stormwater management plan shall show that a 100-year, 24-hour storm can be safely conveyed without jeopardizing any principal building on or adjacent to of the site.
3. All plans showing the proposed storm drainage construction must be accompanied by a complete design stamped and signed by a Pa. Registered Engineer or Pa. Registered Landscape Architect.

1008.D. Methods of Detention and Flow Delay. The following methods of detention or flow-delay devices may be found to be acceptable by the Township Engineer:

1. Wet or dry ponds and detention basins
2. Roof storage and increased roof roughness
3. Parking lot detention
4. Infiltration trenches
5. Porous pavements, grassed channels and vegetated strips
6. Cisterns, underground reservoirs or covered ponds
7. Increasing the roughness coefficients on the development's surface area
8. Decreasing the percentage of impervious area
9. Promoting groundwater recharge
10. Routing flow over lawns in swales within stormwater easements
11. Detention storage within the storm sewer
12. Another method that may be approved by the Township Engineer

1008.E. Groundwater Recharge; Best Storm Water Management Practices.

1. Where determined by the Township Engineer to be feasible considering soil and sub-surface conditions, the Board of Supervisors may require that a subdivision or land development include Best Management Practices to promote groundwater recharge and to minimize pollutants in runoff. These measures shall be based upon the Manual entitled "Best Management Practices for Developing Areas in Pennsylvania" that is

available through the County Conservation District or from other published standards acceptable to the Township Engineer.

2. Where such measures are required, the applicant shall submit construction details of the measures with the final plan submission.
3. Best Management Practice measures to promote recharge shall include, but not be limited to the following:
 - a. Seepage beds, infiltration devices and/or porous pavement to promote groundwater recharge.
4. Best Management Practice measures to protect water quality shall include, but not be limited to the following:
 - a. Water quality inlets to separate oils and grits from runoff.
 - b. Regular cleaning of paved surfaces to pick up oils and lubricants.
 - c. Stormwater or sediment basins designed to hold the “first flush” of runoff, such as holding a one year storm for 24 hours, to allow time for solids to be separated from runoff.
 - d. Maintenance of planting of strips of thick vegetation between paved areas and creeks to filter out pollutants.
5. Maintenance. Where such measures are required, the applicant shall show that adequate provisions will be put into place to ensure proper maintenance of the measures and to avoid groundwater contamination. Throughout the life of the use, the then-current owner of the lot shall be responsible for maintenance of the measures to make sure that they continue to serve their intended purposes.
6. Infiltration. Areas intended for infiltration devices shall be protected from compaction, including prior to and during construction. Infiltration devices shall not receive runoff until areas flowing into the devices have been stabilized.

1008.F. Detention Basins Standards.

1. Perforated risers, staggered orifices, V notch wiers, or other outlet structures as approved by the Township Engineer, may be required for outlet control.
2. All detention basins shall be designed with an emergency spillway.
 - a. All stormwater detention facilities shall provide a minimum 1.0 foot freeboard above the maximum pool elevation association with the 2-year through 25-year runoff events. An emergency spillway shall be designed to pass the 100-year runoff event with a minimum 0.5 foot freeboard.
 - b. The downstream slope of the spillway shall as a minimum extend to the toe of the berm embankment. The edge of the basin grading shall be within the subject property.
 - c. All detention basin outflow structures shall be designed with trash racks over the outflows.
3. The emergency spillway and the outfall of the detention basin shall be lined with mortared rip rap and shall meet requirements of PennDOT Publication 408.

4. The minimum top width of a detention basin berm shall be 10 feet, unless the Township Engineer determines that a differing width is needed for maintenance and structural purposes.
5. In order to provide proper drainage, a minimum grade of 1.5 percent, directed toward the outlet structure, shall be maintained across the basic floor. A lesser grade may be permissible provided that a concrete low flow channel is provided.
6. Slopes of Basin. The maximum inside slope of earth detention basin embankments shall be 5 horizontal to 1 vertical. The maximum outside slope shall be 5 to 1. The Board of Supervisors may permit a reduction of inside and outside slopes to a 3 to 1 maximum where the applicant proves that such slopes will be able to be properly and attractively maintained. The top or toe of any slope shall be located a minimum of 5 feet from any property line. Whenever possible the side slopes and basin shape shall be amenable to the natural topography. Straight side slopes are prohibited. The maximum slope of an accessway for maintenance shall be 8 horizontal to 1 vertical where such accessway is required by the Board of Supervisors, based upon the recommendations of the Township Engineer.
7. Outfall. Where no existing point of concentration exists, the outfall from a detention basin shall not discharge closer than 30 feet from the adjoining property line, unless permission is given, in writing, by said adjacent property owner.
8. Where discharge from the detention basin is to be spread into sheet flow, the allowable flow shall be determined by the pre-development flow rate for a 2 year storm, across the length of the spreader.
9. Antiseep collars and a cutoff trench shall be required on basins having a berm height exceeding 5 feet. Watertight antiseep collars shall be installed around the discharge pipe at intervals not to exceed 24 feet or as approved by the Township Engineer. Such collar shall extend a minimum of 2 feet beyond the outside of the pipe.
10. Where, in the opinion of the Township Engineer, soil permeability is low, an area, just preceding the outlet structure, representing 25 percent of the basin floor area or 1,200 square feet, whichever is smaller, shall be excavated to a minimum depth of 22 inches, filled with minimum 18 inch depth of #3A (or larger) aggregate, covered with 4 inch depth topsoil and seeded or sodded.
11. Basins not having direct access to a public street shall have a 25 foot wide, usable access easement to a public street for the purpose of maintenance.
12. The design engineer shall verify that the operation of the detention facility will not significantly increase downstream peaking conditions.
13. For the purpose of this Section, a retention basin shall be required to meet the same standards as a detention basin.
14. Landscaped Screening of Detention Basins.
 - a. A detention basin with a basin depth of greater than 20 inches shall be screened from view of existing dwellings, a residential zoning district or a public street, unless the basin would meet all of the following conditions:

- 1) it would have an average slope of less than 4 to 1 on the inside of the berm of the basin,
 - 2) either: a) both the inside and outside of the basin would be planted in grass and intended to be mowed or planted in other attractive vegetative ground cover or b) would be designed to closely resemble a natural pond, and
 - 3) the basin would not be surrounded by a primarily metal fence.
 - b. Any required screening shall meet the "buffer yard" standards of the Township Zoning Ordinance, unless the Board of Supervisors approve an alternate landscaping arrangement that serves the same purposes. This landscaping shall not be required along an area where natural vegetation will be maintained that will completely fulfill this purpose.
 - c. Thorny and prickly shrubs (that are also attractive) are encouraged to be used around detention basins to discourage entry by children.
15. Areas of stormwater basins that are visible from streets and dwellings shall be attractively maintained.
16. All outflow structures from storage facilities shall be equipped with a regulatory device that will permit modification to regulate the amount of out-flow. Suitable anti-vortex and/or velocity retarders shall be used.
- a. Entrances to stormwater pipes, including outflow pipes in detention basins, shall have childproof grates or similar devices.
17. Retention Basins. Aeration devices may be required, dependent upon the quality of the influent and detention time.
18. Recreation. When reasonable, efforts should be made to allow suitable recreational uses of portions of detention areas. This might include designing a detention basin with a low-flow channel so that only a portion would be wet after a minor storm, and the remainder would be well-drained during all except the most serious storms. These areas may be acceptable at the discretion of the Township as part of any Township requirement to provide recreation land.

1008.G. Construction Standards.

1. Standards. Construction and materials of storm drainage and control facilities (including pipes) and erosion control facilities shall be in accordance with the approved plans and any accompanying specifications. The construction details and standards of the following publications, or their successor publications, in their most recent revision shall be used:
 - a. "County Erosion and Sedimentation Control Handbook."
 - b. PennDOT, Form 408, Specifications.
 - c. PennDOT, RC Series, Roadway Construction Standards.
 - d. In cases where the above documents conflict with Township specifications, the Township's specifications shall supercede, except in areas of PennDOT jurisdiction.
2. Pipe Materials. All pipe materials shall meet PennDOT standards. Drainage pipes may be constructed out of corrugated metal, aluminized corrugated metal, corrugated polyethylene plastic, bituminous coated corrugated metal or reinforced concrete, or closely similar materials pre-approved by the Township Engineer. However, only

reinforced concrete shall be used for drainage pipes under the structure of streets, unless a material with similar characteristics is determined to be acceptable by the Township Engineer.

1008.H. Drainage Pipe, Culvert and Catch Basin Design.

1. Open pipe ends must be fitted with concrete end walls, prefabricated end sections, rip-rap and/or energy dissipators, as deemed appropriate by the Township Engineer.
2. Drainage pipes shall have a minimum slope of 0.5 percent, and drainage swales not designed for stormwater detention shall have a maximum slope of 2 percent. See Section 1004.F.5 concerning gutters. As a minimum, the tops of all pipes should be at the same elevation when changing pipe sizes.
3. Manholes or inlets shall be used at all changes in horizontal alignment, at changes of vertical grade and at all pipe intersections. No run of pipe shall exceed 400 feet in length, without appropriate measures to allow cleanout. Trash racks shall be placed on all stormwater entrance structures.
4. Bridges and culverts shall meet PennDOT Construction Standards. DEP shall be contacted to determine if a dams and waterways permit is required.
5. Grating. Appropriate safety grates shall be attached to all catch basins, storm water inlets, pipe openings and other storm water receiving structures, as needed, to ensure that maximum openings do not exceed 25 square inches. Along streets and pedestrian areas, bicycle safe grates shall be used as needed.
6. Storm Sewer Outfall. Storm sewer outfalls shall be designed, with respect to the elevation of the invert or other features, that when the receiving watercourse is within a 25 year storm, the storm sewer will continue to drain the area it is designed to serve.
7. "V" shaped swales shall not be permitted.

1008.I. Storm Water Easements.

1. Where Required. Where a subdivision or development is traversed by a watercourse, drainageway, channel or stream that the Township Engineer determines is subject to significant stormwater flows, there shall be provided a drainage easement established along the following:
 - a. the 100-year floodway, where that is defined;
 - b. where a 100-year floodway is not defined, the 100-year floodplain;
 - c. where a 100-year floodplain is not defined, a width shall be used that includes a minimum of 25 feet on each side of the top of the primary bank of the waterway.
2. The drainage easements required by the above subsection are intended to preserve the unimpeded flow of natural drainage and to provide for future possible widening, deepening, relocating, improving or protecting of such drainage facilities. The Township Engineer may require up to a 0.5 foot freeboard and/or an additional 10 feet building setback if deemed necessary along newly constructed watercourses.

3. If a major man-made drainage channel would pass within close proximity to homes and possibly threaten the safety of persons, the Board of Supervisors, based upon the advice of the Township Engineer, may require such certain lengths of such channel to be placed within appropriate underground pipes.
4. It shall be the responsibility of the applicant to obtain all stormwater easements on, over or through other properties that are needed to carry out the proposed storm management plan.
5. Areas where stormwater easements have or will be granted shall not be obstructed during or after construction.
6. See also the easement requirements in Section 1011 of this Ordinance, including provisions regarding maintenance and obstructions.

1008.J. Surface Waters.

1. All natural streams, channels, swales, drainage systems and/or areas of concentration of surface water shall be maintained in their existing condition unless alteration is approved by the Township Engineer. The applicant shall be responsible to obtain all necessary DEP permits (see Chapter 105 of Title 25 of the State regulations).
2. Creek Alignments. Any change to the alignment of a watercourse, or any blocking, impeding or redirecting of a watercourse shall only occur with written approval of DEP and the Township Engineer.

1008.K. Ownership and Maintenance of Stormwater Facilities. A system for the ownership and maintenance responsibilities of all temporary and permanent storm water facilities and erosion and sedimentation control facilities that is satisfactory to the Board of Supervisors shall be established prior to Final Plan approval.

1. The Stormwater Management Plan shall include a plan stating the proposed methods and schedules of maintenance of storm water facilities to ensure their proper operation. The method of ownership and maintenance responsibilities of stormwater facilities shall be subject to approval by the Board of Supervisors.
2. At its discretion, the Township may require that storm water facilities be dedicated to the Township for maintenance. However, the Township is under no obligation to accept dedication or maintenance responsibilities. If the Township accepts maintenance responsibilities, it may require the developer to fund an account to pay for on-going maintenance.
3. The Township may require that maintenance responsibilities be handled through a property-owners association with all owners legally obligated to fund their share of the costs.
4. If stormwater facilities that require proper maintenance are to be privately owned, legal mechanisms shall be established prior to property conveyance to require the owner and his/her successor and assigns to properly maintain the facilities in a safe, functional and attractive manner in accordance with the approved maintenance schedule.

5. If stormwater facilities will not be municipally owned, the developer shall establish a legal right of the Township to access the facilities for periodic inspections and maintenance at the Township's discretion. However, the Township is under no obligation to perform such inspections and maintenance. The Township may require that the entity responsible for maintenance of stormwater facilities reimburse the Township for costs of maintenance and repair of stormwater facilities if that entity fails to perform its duties.
6. Stormwater facilities shall be designed to require minimal maintenance.
7. All storm drainage facilities shall be properly maintained by the party designated as responsible on the final subdivision plan, unless the Board of Supervisors agree to accept a change in the party responsible or the party owning the facility.

1009. SANITARY SEWAGE DISPOSAL SYSTEMS.

1009.A. In General.

1. All subdivisions and land developments shall be served with an approved and adequate sewage disposal system (either on-lot or public) that will meet State and Township regulations.
2. Public Sewage Connections. Any principal building or use within a subdivision or land development that generates wastewater and that in the determination of the Board of Supervisors, based upon the advice of any applicable municipal authority and the Township Engineer, could reasonably connect into a public sewage system shall be required to connect into that system. The applicant shall be responsible to pay such reasonable capital expenses that are necessary for such connection.

1009.B. Central Sewage Service.

1. If a municipality or a municipal authority is to provide the central sewage service, such agency shall have the authority to approve or reject the proposed sewage collection system for just cause.
2. Non-Public Sewage Service. If non-public central sewage service is proposed, the Board of Supervisors shall have the authority to permit or not permit such service to meet the sewage requirements of this Section based upon:
 - a. whether public sewage service is expected to be available within 5 years of the date of preliminary plan approval,
 - b. whether the proposed system would be consistent with the Township's official Sewage Facilities Plan and
 - c. whether the system would include an appropriate permanent system for professional operation and maintenance.

1009.C. On-Lot Sewage Disposal System.

1. If connection to a public sewage system is not required at the time of occupancy, and if non-public central sewage system is not approved by the Township under the Township Sewage Facilities Plan, then each lot shall be required to be served by an on-lot sewage disposal system that will meet all applicable State regulations. Each such proposed location

shall be tested and approved by Township Sewage Enforcement Officer, prior to approval of the Final Plan.

2. Portable chemical toilets allowed as per DEP regulation or other approved privies shall not be used as a primary method of sewage service for a subdivision or land development that operates more than 10 days in any calendar year, other than publicly-owned outdoor recreation uses and construction sites.
3. See the Township Zoning Ordinance which requires a tested alternate septic system location meeting all DEP regulations.
4. The applicant shall submit results or a summary of the tests of required on-lot septic tests and shall show approved test locations on the Preliminary Plans in accordance with DEP planning module requirements.

1009.D. Laterals. Each lot with central sewage service shall be served by a separate sewage lateral.

1010. WATER SUPPLY SYSTEMS, FIRE HYDRANTS AND FIRE PROTECTION.

1010.A. In General.

1. All subdivisions and land developments shall be served with an adequate on-lot or central water supply system that will meet DEP and Township requirements.
2. Required Connections to Central Water Systems.
 - a. The Board of Supervisors, after requesting any recommendations of the Planning Commission, the Township Engineer and the appropriate water supplier, shall require all lots and principal uses within a subdivision or land development to be connected to an existing public or Township-approved central water system where the Board of Supervisors determines that such connection would be feasible, cost-effective and reasonable, considering the distances that the lines would need to be extended and the average cost per dwelling or lot.
 - b. If an applicant does not wish to extend central water service, then the applicant shall provide a comparison of the estimated total costs of extending the central water service vs. the total costs of developing wells. Such cost comparison shall be prepared by a professional and be provided to the water supplier and the Township Engineer for review.
 - 1) Unless the Board of Supervisors determines that a water extension is needed to resolve a significant public health or safety hazard, the Township shall not require the extension of central water service if the Board of Supervisors determines either of the following to be true:
 - a) That the total costs of the central water extension would be more than 3 times the total costs of constructing wells, or
 - b) That the costs to the applicant of extending the central water service would be greater than 15 percent of the estimated total market value of the subdivision or land development after development approval and after the construction of improvements.

3. Dry Water Lines.

- a. The Board of Supervisors, after requesting any recommendations of the Planning Commission, the Township Engineer and the appropriate water supplier, may require that a subdivision or land development include the installation of "dry" water lines if the Board of Supervisors determine that such requirement would be reasonable and that such development is likely to be able to be served by an extension of an existing Township-approved central water system within 10 years.
 - 1) The Township is not responsible to guarantee that such water connection will occur or be possible within the 10 year period.
- b. Such lines shall be required to meet the construction standards of the water supplier to which the lines are intended to be connected.
- c. A developer in such case may only be required to construct:
 - 1) such mains and laterals that would be needed to be located within the right-of-way of a newly constructed or reconstructed street(s) and
 - 2) such other mains that would be needed within the boundaries of the subdivision or land development.

4. Private Water System.

- a. The Board of Supervisors, based upon recommendations of the Township Engineer, may require or permit the development of a new private central water system if such system can reasonably be expected to be connected into an extension of an existing central water supplier within 10 years.
- b. Such system in that case shall be constructed following official standards of the water supplier to which it is intended to be connected.
- c. In such case, the approved plan should include a specific provision offering dedication of such system to the central water supplier in the future, without any purchase cost by such central water supplier.

1010.B. Central Water Supply System.

1. Water Supplier Approval. Proposed extensions of central water systems shall meet all applicable procedures, reviews and requirements of any appropriate municipal authority or water company. Such extension shall be approved by such agency prior to Final Plan approval, although specific detailed service agreements are not required to be signed until prior to recording.
2. Non-Public Supplier. Any new central water system that is not owned by a public authority or municipality shall be found to be acceptable in capacity, pressure, design and construction by the Board of Supervisors, based upon review of the Township Engineer. The Board of Supervisors may deny permission for a subdivision or land development to be served by a non-public central water system if such system cannot guarantee sufficient water pressure and capacity and would not include a suitable process for long-term operation and maintenance.

1010.C. On-Lot Water System (Wells).

1. Well Locations. When a subdivision or land development is not required to connect to a central water system, acceptable locations for on-lot water systems shall be shown on plans and shall be constructed in accordance with regulations of DEP.

2. Setback. Wells should be located no closer than 25 feet from any future street right-of-way. (Note - Wells should also be located to meet minimum requirements of the Federal Housing Administration, in case a FHA mortgage may be sought.)

1010.D. Fire Hydrants. All subdivisions and land developments that will be served by central water service shall provide fire hydrants as needed with appropriate water pressure so that all dwelling units and principal buildings are within 600 feet of an active fire hydrant.

1010.E. Fire Protection Plan. If a subdivision or land development is proposed after build-out to include 20 or more dwelling units or 50,000 square feet or more square feet of building floor area, then a Fire Protection Plan shall be submitted with the Final Subdivision or Land Development Plan. This Fire Protection Plan shall prove that adequate water supplies will be available for firefighting.

1. These water supplies may be provided on-site (such as an above-ground or under-ground storage tank), or by a developer funding the construction of a water supply and/or dry hydrant at a suitable location that will be within reasonable proximity of the proposed development. The water supply shall be designed to be quickly connected to fire apparatus.
2. This Fire Protection Plan shall be offered to local fire officials for review.

1010.F. Water Studies.

1. Purposes. To provide the Township with information to properly evaluate the impact a proposed development will have upon groundwater resources. To make sure that adequate water supplies will be available to service a proposed development without negatively impacting adjacent uses dependent upon the same water sources.
2. A hydrogeologic study shall be required to be submitted by the applicant whenever a proposed use, subdivision or land development will involve total average water usage of groundwater or spring water after build-out exceeding 10,000 gallons per day.
 - a. Note - Regulations of the State Department of Environmental Protection may also require the submission of a hydrogeological study as part of the sewage facility planning process if there is a known presence of high nitrate levels in the vicinity or if where limestone-based carbonate geology is present.
3. This Section F. shall not apply to a development that will be served by a municipal or municipal authority central water system.
4. Credentials. The study shall be prepared by a professional geologist or professional engineer with substantial experience in preparing similar studies. Before any person or entity is engaged to prepare the study, the applicant shall submit written credentials of the individual who will direct the study. The governing body shall then have a maximum of 45 days from the date of receipt to the Township to determine whether the individual's credentials are acceptable. The governing body may also pre-approve a written list of individuals who are known to be qualified to complete these types of studies.
5. The hydrogeologic study at a minimum shall include the following:
 - a. A location map for the proposed development showing proximity to waterways, lakes and major roads.

- b. A proposed 30 day average rate and maximum daily rate of groundwater or spring water withdrawal from each water sources.
 - c. A map showing water withdrawal points.
 - d. An analysis of the impacts of the water withdrawal upon the groundwater supply and upon uses and creek levels within a one-half mile radius of the project, including agricultural activities.
 - e. The analysis shall consider impacts during both normal conditions and drought conditions. Drought conditions shall be documented.
 - f. The governing body may require that the study include the construction of test wells to determine the impacts. The level, rates, dates and times of water measurements shall be provided, and weather conditions shall be documented. The impacts upon a reasonable sampling of existing wells shall be recorded, provided that the owners of such wells grant permission for such studies.
6. If the Township determines that the water withdrawal could have a significant negative impact upon existing water users, then as a condition of any development approval, the Township may require that the applicant commit in a legally binding manner to appropriate mitigation of the negative impacts. This mitigation may include, but is not limited to:
- a. a financial guarantee to fund a deeper well or a connection to a central water system for properties that experience significant negative impacts after the water withdrawal occurs,
 - b. a permanent conservation easement placed on sufficient land areas to result in amounts of groundwater recharge that is equivalent to the amount of groundwater that is being withdrawn, or
 - c. a legally binding commitment to reduce the amount of the water withdrawal during drought conditions.

1011. WASTE DUMPSTERS, UTILITIES AND UTILITY EASEMENTS.

- 1011.A. Utilities. All electric power, telephone, cable television (where available) and natural gas service lines within a new subdivision or land development shall: 1) be placed underground except where the Board of Supervisors determines it is not feasible, and 2) be installed in accordance with the current standards of the utility serving the subdivision or land development.
- 1011.B. Dumpsters. All apartment developments shall include conveniently located refuse collection facilities for the residents. All uses within nonresidential land developments and subdivisions shall include appropriate refuse collection facilities. All bulk refuse collection dumpsters shall be screened on 3 of 4 sides by walls or evergreen landscaping from view of existing dwellings, adjacent undeveloped residentially zoned lots and public streets.
- 1011.C. Easements. Easements shall be provided as follows:
- 1. Drainage, sanitary sewage, central water, emergency access and other types of easements shall be provided as determined to be needed by the Township and as indicated on the plans.
 - 2. Locations. Unless waived or modified by the Township Engineer or the Board of Supervisors, all lots shall include a drainage and utility easement around the perimeter of each lot, including adjacent to the street right-of-way. However, such easements shall not be required where buildings (such as townhouses) are to be attached at a lotline.

3. Width. The standard minimum width of an easement shall be 15 feet, which may be reduced to 10 feet for each lot if a 10 feet minimum easement exists on the abutting side of the abutting lot.
4. See also drainage easement provisions in Section 1008 of this Ordinance.
5. Additional width of easements shall be provided for additional utilities if required by the water or sanitary sewage supplier or the Board of Supervisors, based upon advice of the Township Engineer. The easement widths along side lot lines may be reduced if the Zoning Ordinance allows a principal building setback that is more narrow than the width of the easement that would otherwise be required.
6. Separation. Minimum separation distances between utility lines shall be as required by the applicable utility or as deemed necessary by the Board of Supervisors based upon advice of the Township Engineer.
7. Pipelines. If any activity is proposed within the right-of-way of an underground fuel or gas pipeline, the applicant shall provide written evidence from the operator of such pipeline that such activity is acceptable under their safety standards and the terms of that right-of-way.
8. Easements shall be placed along lot lines or street rights-of-ways, to the maximum extent possible, as opposed to the center of a lot.
9. Maintenance and Obstructions. The owner of the lot shall properly maintain an easement or right-of-way in such a condition that does not inhibit its intended purpose(s). Fill or structures shall not be placed in an easement or right-of-way in a way that inhibits its intended purpose(s). Specifically, structures or grading that could alter or obstruct stormwater flows in violation of the approved Final Plan shall be prohibited within storm water easements.
10. The Township at its option shall have the right to enter a stormwater easement or any municipal easement or right-of-way to maintain it or improve it for its intended purpose(s), although the Township does not accept the responsibility to complete such work.

1012. ACCESS DRIVES AND DRIVEWAYS.

1012.A. Construction Standards. See Section 1004.

1012.B. Access; State Roads. A State Highway Occupancy Permit is required for all access onto or work within the right-of-way of a State road. A Township Driveway Permit shall be obtained before any vehicle access is allowed from a Township-owned street.

1012.C. Driveway Slopes. Each lot shall be accessed from a street by a driveway with a maximum grade of 15 percent for a single family detached dwelling driveway and 10 percent for any other driveway, except that a driveway that:

1. enters onto an arterial street, the first 20 feet from such right-of-way shall have a maximum slope of 4 percent, and the next 80 feet shall have a maximum slope of 7 percent;
2. enters onto any other street, the first 20 feet shall have a maximum slope of 7 percent.

- 1012.D. Drainage. The developer shall make adequate provisions to maintain uninterrupted parallel drainage along a street where intersected by an access drive or driveway. Access drives and aisles within parking lots shall be graded and drained to keep the primary travel lane free of stormwater.
- 1012.E. See Section 603.D. of the Zoning Ordinance that controls paving of driveways.
- 1012.F. The grade of the shoulder of a road shall be maintained along its length, and shall not be filled in to allow the construction of a driveway at a higher grade.
- 1012.G. Shared Driveways. Unless otherwise approved, a driveway shall serve a maximum of 2 residential lots. A driveway serving more than one residential lot shall only be approved if the applicant proves to the Board of Supervisors that it is needed because of a sight distance concern or to minimize disturbance of natural features. The deed of each lot shall include a proper system to ensure proper maintenance of the driveway.

1013. OFF-STREET PARKING AND LOADING. See also the Township Zoning Ordinance.

- 1013.A. Interconnected Parking Lots. The following provisions shall apply adjacent to a collector or arterial street where two lots that are each intended for current or future business uses will be contiguous to each other.
1. When two contiguous business uses or lots are in common ownership at the time of subdivision or land development application, the parking lots shall include an inter-connection to allow motorists and pedestrians to travel from one business to another business without needing to re-enter a public street.
 2. Where two contiguous lots involving current or future businesses are not in common ownership, the applicant for a subdivision or land development shall seek permission from the abutting lot owner to allow a vehicle interconnection between the parking lots. Unless the abutting property-owner refuses to permit the interconnection, the subdivision or land development shall include the construction of a vehicle and pedestrian inter-connection between the parking areas.
 - a. If the abutting property-owner refuses to permit the inter-connection or the inter-connection is currently not feasible, the Board of Supervisors may require that the subdivision or land development include an easement allowing a future inter-connection and/or construct the inter-connection as a “stub” up to the applicant’s property line.
 3. Where an interconnection is required or planned between two uses or lots, the subdivision or land development shall include a suitable cross-easement that permits vehicles and pedestrians from one use or lot to have access through the parking lot and driveway of the adjacent use or lot.

1014. SIDEWALKS, PATHWAYS AND DRIVEWAY APRONS.

- 1014.A. Sidewalks built to Township specifications shall be required where deemed by the Board of Supervisors to be necessary for safe pedestrian movement. In any case, sidewalks shall not be required along single family detached dwelling lots of greater than 20,000 square feet in lot area, unless the Board of Supervisors determine that a situation exists that is exceptionally hazardous to pedestrians and/or within close proximity to a public school.

1014.B. Pathway or Bikeway.

1. If deemed necessary for the convenient and safe circulation of bicycles and pedestrians, the Board of Supervisors, upon the recommendation of the Planning Commission, may require that a major subdivision or land development include the construction of a pathway or bikeway.
2. A bikeway or pathway shall have a minimum width of 4 feet and a maximum width of 8 feet and shall be paved to Township standards. It may be required to be placed within a street right-of-way in place of a sidewalk, or may be placed elsewhere on a lot within an easement or other right-of-way.

1014.C. Location and Width of Sidewalks.

1. Sidewalks, where required or provided, shall be located within the street right-of-way and no closer than 2 feet from the curb line. A grass planting strip shall be planted between the curb and sidewalk. This strip shall only be paved at driveway entrances.
2. Any required sidewalks shall have a minimum width of: a) 5 feet along arterial streets and b) 4 feet along collector or local streets.

1014.D. Construction.

1. Sidewalks at locations other than driveway crossings shall consist of a minimum of 4 inches of Portland cement concrete underlain with a minimum of 3 inches of compacted gravel or crushed stone.
2. Sidewalks at driveway crossings shall consist of a minimum of 6 inches wire mesh reinforced Portland cement concrete underlain with a minimum of 4 inches of compacted gravel or crushed stone.
3. Pathways shall be constructed of one of the following, at a minimum: a) 4 inches of Portland cement concrete underlain by 4 inches of compacted gravel or crushed stone or b) 2 and 1/2 inches of bituminous asphalt underlain by 6 inches of compacted gravel or crushed stone.

1014.E. Handicapped Access. All sidewalks and curbs at the intersection of 2 or more public streets shall include a sloped curb cut suitable for use by wheelchairs.

1014.F. Maintenance. It shall be the responsibility of adjacent landowners to maintain, plow snow and remove ice off of and repair sidewalks.

1015. STREET LIGHTING.

- 1015.A. Street lights shall be placed along streets within and abutting a proposed subdivision or land development where the Board of Supervisors deems them necessary to provide safe traffic or pedestrian circulation. If required, street lights should be provided at street intersections, curves in streets and the more isolated areas of a development.

- 1015.B. Such lights shall meet lamp and wiring standards established by the applicable electric company. Pole types shall be acceptable to the Township.
- 1015.C. Where street lights are required on a public street, the public utility in most cases will be responsible for installing cabling, poles, fixtures and all other equipment required for a complete street lighting system. The developer is responsible to complete all excavation and other work that is not the responsibility of the utility, and to fund all reasonable costs that may be levied by the public utility for such work.
- 1015.D. Private Lighting. On all private streets, parking areas and other areas requiring lighting, the developer shall provide materials, installation, energizing and power for all lighting systems necessary for security and public safety. A system acceptable to the Board of Supervisors shall be established for the maintenance of such lights.
1016. STREET NAMES. Street names are subject to the approval of the Board of Supervisors, and shall:
- 1016.A. continue the name of any street with the same or similar alignment, and
- 1016.B. not duplicate or be closely similar to the name of another street within the Township, the same fire company or ambulance service district or the same 5 digit zip code area.
1017. REGULATORY SIGNS. The developer shall reimburse the Township for the costs of supplying and installing needed traffic regulatory signs and street name identification signs on public streets. The developer shall be responsible to provide and install signs on private streets. All traffic regulatory signs shall meet current standards of PennDOT.
1018. STREET TREES, PRESERVATION OF TREES AND HISTORIC BUILDINGS.
- 1018.A. Street Trees. Within and abutting all land developments and major subdivisions, along any existing or proposed street or any access drive serving more than one commercial, industrial or institutional principal use or any access drive serving 5 or more dwelling units, street trees are required to be planted. However, street trees shall not be required: 1) along a single family detached residential lot or agricultural lot with a lot area of greater than 3 acres, or 2) where the Township determines that existing healthy trees proposed to be preserved will serve the same function.
1. The Board of Supervisors may approve other species of trees than those listed below if the applicant proves to the satisfaction of the Supervisors that the trees would be sturdy, attractive and resistant to disease and road salt.
 2. A tree required by this Section shall be of the following species. This list shall not regulate types of trees that are not required to be planted by this Ordinance.
 - Acer rubrum - American Red Maple
 - Acer saccharum - Sugar Maple
 - Carpinus - Hornbeam
 - Celtis occidentalis - Common Hackberry
 - Fagus sylvatica - European Beech
 - Fraxinus pennsylvanica - Green Ash
 - Fraxinus americana - White Ash
 - Ginkgo biloba fastigiata - Maiden Hair Tree (male only)
 - Gleditsia triacanthos - Thornless Locust or Honey Locust

Liquidambar styraciflua - Sweet Gum
Liriodendron tulipifera - Tulip Poplar
Prunus sargentii - Sargent Cherry
Quercus - all varieties of Oak
Tilia americana - American Linden
Tilia petiolaris - Silver Linden
Tilia euchlora - Crimean Linden
Tilia cordata - Little Leaf Linden
Ulmus - hybrids: Homestead or Sapporo Autumn Gold
Ulmus parviflora - Chinese or Lacebark Elm, not including Siberian Elm
Zelkova serrata - Zelkova

3. In certain cases where evergreen trees would provide a buffer between a street and dwellings, or be more consistent with native vegetation, then the Township may permit the planting of evergreen trees instead of deciduous trees. In such case, the trees are intended to be planted immediately outside of the right-of-way. Such trees shall be of one of the following species:

Ilex opaca - American Holly
Picea - all varieties of Spruce
Pinus - all varieties of Pine
Pseudotsuga taxifolia - Douglas Fir

- a. If more than 10 trees are required to be planted, then no more than 50 percent shall be of one species.

4. Quality of Trees.

- a. Trees shall be of symmetrical growth, free of insect pests and disease and durable under the maintenance contemplated.
 - b. Trees which have died or have become diseased or pest-ridden within 18 months from the time of planting shall be replaced by the developer.

5. Minimum Sizes and Standards. The trunk diameter (measured at a height of 3.5 feet above the finished grade level) of deciduous shade trees required by this Ordinance shall be a minimum of 2.5 inches. The minimum height above the ground level at the time of planting of evergreen trees required by this Ordinance shall be 6 feet.

6. Planting and Maintenance.

- a. Trees shall be planted in conformance with good landscaping practices.
 - b. Trees adjacent to or within parking areas shall be properly protected from damage by vehicles by raised curbs, raised earth, similar devices and/or sufficient setback.
 - c. Required trees shall be properly maintained and shall not be removed without being replaced by another tree that meets the requirements of this section.

7. Required Number and Spacing of Street Trees.

- a. Along streets and access drives where street trees are required, an average of one street tree shall be required for every 50 feet of distance along the street right-of-way line on each affected side of the street. Where a right-of-way does not exist, an average of one street tree shall be required for every 50 feet of length of cartway.

- b. **Spacing.** The trees required under this Section shall be spaced throughout the development along the street, but are not required to be planted at exact intervals and may be clustered following an approved plan. Trees shall be located so that they do not restrict sight distance at driveway and street intersections.
 8. **Location of Street Trees.** The trunks of required street trees shall be planted within a street right-of-way, unless an alternative location is specifically approved by the Township or required by PennDOT. Where trees are not allowed within the right-of-way, they shall be planted on the immediate outside of the right-of-way. Where trees are not allowed because of a sight distance issue, the trees shall be planted at other locations on the tract. Street trees when planted shall be at a minimum of: a) 3 feet from any established curb line, or b) 8 feet from the cartway if there will be no curbing.
 9. **Other Requirements.** The street trees required under this Section shall be in addition to any trees required under other Township regulations.
- 1018.B. **Buffer Yards.** See the requirements for buffer yards in the Township Zoning Ordinance.
- 1018.C. **Preservation of Existing Trees.**
1. **Purposes.** To protect wildlife and bird habitats, encourage groundwater recharge, reduce air pollution, avoid pollution of creeks by high temperature runoff, maintain the attractive character of residential areas and conserve energy.
 2. See definition of "Forestry" in Section 202 of the Zoning Ordinance and the "Forestry" standards in the Zoning Ordinance.
 3. **Tree Cutting.**
 - a. The number of trees with a trunk diameter of 6 inches or more measured at a height of 4.5 feet above the average surrounding ground height that are cut down or effectively killed as part of a subdivision or land development (or in preparation to or as a result of such activity) shall be held to an absolute minimum, except:
 - 1) as is approved under the Township Zoning Ordinance as a "forestry" operation and/or
 - 2) for the routine thinning of woods.
 4. **Protection of Trees During Construction.**
 - a. Reasonable efforts shall be taken during any construction to ensure the protection of trees protected by this Section to ensure that the trees are not accidentally injured or killed. These efforts shall ensure that equipment does not damage tree trunks, that roots are not compacted by vehicles and that the grade level around trees is not changed by more than 8 inches. Temporary wooden barricades should be placed around the root systems of trees.
 - b. If an approved subdivision or land development plan states that certain trees are to be preserved, and if those trees are killed, then the developer shall be required to replace those trees with new mature trees, in addition to any other penalties provided in this Ordinance.

1018.D. Natural and Historic Feature Preservation.

1. Substantial and sensitive natural features and historic structures and important archaeological sites worthy of protection, as determined by the Board of Supervisors, based upon the advice of the Planning Commission, shall be respected, incorporated into the design of and reasonably protected in any subdivision or land development.
2. These features include, but are not limited to natural drainage channels, waterways and falls, large trees, mature groves of trees, highly scenic views and important community landmarks.

1019. MONUMENTS AND LOT PINS.

1019.A. Monuments.

1. Location. For a major subdivision, permanent reference monuments shall be located at each intersection of rights-of-ways of street(s) constructed by the Developer, at the beginning and ending of all street curves, and at exterior corners of the subdivision or land development. For a minor subdivision, two permanent monuments shall be required, preferably at the street right-of-way line. These monument requirements may be modified by the Township Engineer if an alternate arrangement still permits a surveyor to stake out accurately any building lot shown on the Record Plan.
2. Type. Reference monuments shall be constructed of steel reinforced portland cement concrete or to other materials pre-approved by the Township Engineer, and should have a minimum size of 4 by 4 inches at the ground level and shall have the top flush with the grade level.

1019.B. Lot Pins. All lot corner markers shall be permanently located and shall be at least a 3/4 inch metal pin or pipe with a minimum length of 20 inches, located in the ground to existing grade.

1020. CURBS.

1020.A. Curbs shall only be required where the Board of Supervisors deem they are necessary for stormwater management, based upon review by the Township Engineer.

1020.B. If curbs are not provided, appropriate stabilized drainage channels designed to handle a 25 year storm shall be required along all streets, within the street right-of-way, or drainage easements.

1020.C. Required curbs shall meet the following specifications:

1. Only straight curbs shall be provided, unless a modification is approved under Section 107. Such curbs shall be of Portland cement concrete and be 24 inches deep, 6 inches wide at the top, 8 inches wide at the bottom and have an exposed face between 6 and 8 inches. Such concrete shall meet the minimum 3000 P.S.I. 28 day strength test according to ASTM standards.
2. Expansion joints shall be provided a minimum of every 30 feet. Each expansion joint shall contain 0.5 inch premolded bituminous expansion joint materials. Contraction joints shall be provided a minimum of every 10 feet.

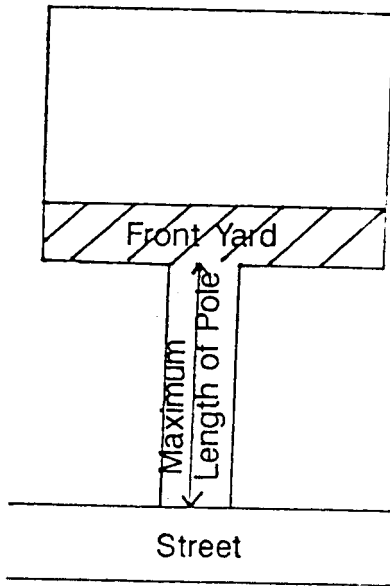
3. Gutter design shall be subject to the approval of the Township Engineer based upon standard engineering practices.

1021. EROSION CONTROL AND GRADING.

- 1021.A. Ground Cover and Top Soil. After completion of construction on a lot, all exposed ground surfaces that are not paved and that are not covered by approved gravel areas or decorative stones or similar material shall be covered by a minimum of 4 inches of topsoil and an attractive non-poisonous vegetative ground cover that will prevent soil erosion and the raising of dust.
- 1021.B. Erosion Control.
 1. Any earth disturbance should be controlled by proper measures to prevent soil erosion and sedimentation, following DEP regulations and standards of the County Conservation District.
 - a. A soil erosion and sedimentation control plan is required for most types of earth disturbance under the Zoning Ordinance.
 - b. Compliance with such plan shall be an automatic condition of any approval or permit under this Ordinance.
 - c. Township permits may be suspended if earth disturbance does not comply with such approved plan.
 2. Both the owner of the property at the time of any earth disturbance and the person(s)/company accomplishing the work shall be responsible to ensure that adequate erosion control measures are used.
 3. The Township may require the submittal of and compliance with a suitable erosion control and grading plan for an individual lot prior to construction of a principal building.

1022. LOT WIDTH MODIFICATIONS; FLAG LOT WITHIN A CONSERVATION SUBDIVISION.

- 1022.A. Lot Width Modifications. The minimum lot width requirement as measured at the minimum building setback line for a lot may be reduced by the following amounts in the following situations:
 1. Along the curve of a cul-de-sac bulb, the minimum lot width may be 60 percent of what would otherwise be required.
 2. Along the outside of a curve in a street, the minimum lot width may be 80 percent of what would otherwise be required.
 3. Where a minimum front yard building setback is less than 50 feet, the minimum lot width may be measured at the proposed building setback or at a 50 feet front yard setback, whichever is less.



1022.B Flag Lot Definition. A "Flag Lot" shall be defined as a new lot that does not meet the requirements of the Zoning Ordinance for the minimum lot width as measured at the minimum building setback line. An example of a Flag Lot is shown in the following illustration. A Flag Lot typically involves an elongated relatively narrow extension of the lot (known as the "pole") that connects a street to the bulk of the land area of the lot. This pole extension of the lot shall include the driveway.

1022.C. Flag Lot Standards. The Township Zoning Ordinance authorizes the creation of a Flag Lot where it is approved by the Board of Supervisors under this Section 1022. A Flag Lot shall only be approved by the Board of Supervisors if it will be within a Conservation Subdivision and meets all of the following standards:

1. A Flag Lot shall need approval by the Board of Supervisors and shall only be approved as a condition of the Preliminary or Final Subdivision Approval. The proposal for the Flag Lot shall also be offered to the Township Planning Commission for review.
2. A Flag Lot shall only be approved if the applicant proves to the satisfaction of the Board of Supervisors that the Flag Lot:
 - a. is necessary to minimize the environmental impacts (such as grading and removal of woods) that would otherwise occur, and
 - b. would not result in a greater number of lots on the tract than would otherwise be feasible and allowed.
3. A Flag Lot shall meet the minimum lot width requirement stated in the Zoning Ordinance as measured at the proposed front yard building setback line, as opposed to the minimum front yard building setback line.
4. The pole portion of the lot shall be the area of the lot that extends between the street and the location at which the lot width would meet the minimum lot width requirement. This pole portion of the lot shall not exceed 300 feet in length, as measured from the street right-of-way.
5. The lot shall have an absolute minimum lot width in all locations of 25 feet, including but not limited to the minimum lot width as measured along the street right-of-way. However, no more than 25 percent of the outer edge of paving of a cul-de-sac shall include driveway entrances.
6. A Flag Lot shall only be approved for a lot that is protected by a deed restriction or conservation easement from future subdivision.

7. Every Flag Lot shall have a driveway on the lot that provides access to a street, unless the Board of Supervisors specifically approve a shared driveway.
8. A maximum of 20 percent of the lots within a subdivision may be approved as Flag Lots.
9. The applicant shall prove to the satisfaction of the Township that the proposed driveway would provide adequate access for emergency vehicles.
10. This section shall not relieve a property of any zoning requirements other than the minimum lot width.
11. The minimum front yard requirement shall be met by being measured back from the location on the lot where the minimum lot width is met, as seen on the sketch above.
12. A Flag Lot may be approved behind an existing lot, but a Flag Lot shall not be placed behind another Flag Lot. Therefore, no more than one tier of Flag Lots shall be permitted.

1023. CONSERVATION OPEN SPACE. The provisions of this Section 1023 shall apply to required "Conservation Open Space" within a Conservation Subdivision. Note: A separate set of provisions in Section 1007 applies to "Common Open Space" that is required in certain developments.

1023.A. Ownership.

1. Applicants are requested to first offer ownership of any proposed Conservation Open Space to the Township, particularly if the Conservation Open Space could be adjacent to existing publicly-owned recreation or open space land. The Board of Supervisors shall have the authority to not accept a dedication of Conservation Open Space.
2. If the approved plan states that ownership of the Conservation Open Space is limited to a particular entity (such as a conservation organization), then any transfer of ownership to another entity shall require pre-approval by the Board of Supervisors. The Board of Supervisors shall determine whether the new entity would have the long-term ability to fulfill the responsibilities under the approved plan. Where land is to be owned by a conservation organization, a process should be established for the land to transfer to a different organization if the first organization is not able to fulfill its obligations.
3. Open Space Ownership. The method(s) to be used to own, preserve and maintain any conservation open space shall be approved in advance by the Board of Supervisors. The Township shall only approve a Conservation Subdivision if the applicant proves there will be an acceptable method to ensure permanent ownership, preservation and maintenance of the conservation open space.
 - a. The method of ownership and use of any required conservation open space shall be determined prior to final subdivision or land development approval. Required open space shall be owned by one or a combination of the following methods:
 - 1) Dedication to the Township as public open space, if the Board of Supervisors agree in writing to such dedication.
 - 2) Dedication to the County as public open space, if the County Commissioners agree in writing to such dedication.

- 3) Dedication to the School District if such Board of Education agrees in writing to accept such dedication and to use and maintain the land for public school buildings and/or related open space.
 - 4) Dedication to a property-owners association as conservation open space, with all property-owners legally bound to pay fees on a regular basis for the maintenance and other expenses of owning such land, and with such homeowners association being incorporated with covenants and bylaws providing for the filing of assessments. After providing notice to affected owners and allowing a period to correct deficiencies, the Township shall have the authority to establish municipal liens upon all properties in the Conservation Subdivision to fund maintenance of the land and Township legal costs if the property-owners association does not fulfill its responsibilities.
 - (i) Such responsibilities shall be specified as part of each deed prior to sale of each lot or dwelling unit. An orderly process shall be established for the transfer of the land to the association. The Township may delay a dedication of maintenance responsibilities by a developer to a property-owners association until such association is incorporated and able to maintain such land.
 - (ii) The property-owners association shall be established in full compliance with applicable State law, including the State Uniform Planned Community Act.
 - 5) Dedication of the land as a nature preserve to a conservation organization that is acceptable to the Board of Supervisors and is a bona fide conservation organization intended to exist indefinitely.
 - 6) Dedication of a permanent agricultural preservation easement to the County Agricultural Land Preservation Board, with the land utilized for allowed agricultural uses, such as a wholesale plant nursery.
 - 7) Dedication to the State Game Commission, State Fish and Boat Commission or similar public agency, if such agency agrees in writing in advance to accept the dedication and to maintain the land for public recreation.
 - 8) Operation as a bonafide golf course, with a minimum lot area of 50 acres. Areas including buildings or vehicle parking shall not count towards the minimum average lot area.
 - 9) Retention as part of one or more private lots, with an appropriate conservation easement, if the applicant proves to the satisfaction of the Board of Supervisors that none of the above alternative methods of ownership are feasible. See Section 1023.A.6. below which requires some of the open space to be available to residents.
4. Legal documents providing for ownership, perpetual preservation and maintenance of required conservation open space shall be submitted in draft form by the applicant, be reviewed by the Township Solicitor and be approved by the Board of Supervisors prior to recording of the final plan. See also Section 1023.C. below regarding conservation easements. If conservation open space is owned by a property-owners association, such association shall be bound by applicable State laws and the following additional regulations:
- a. The applicant shall submit a description of the organization of the association, including by-laws and documents governing ownership, maintenance and use restrictions for the open space.

- b. The documents shall establish the timing of the establishment of the association, tied to the sale or occupancy of any dwellings or a certain number of dwellings.
 - c. Membership in the association shall be mandatory for all owners of dwelling units in the development and their successors in title.
 - d. The association shall be responsible for maintenance and insurance of the open space.
 - e. The documents shall confer legal authority upon the association to place a lien with the accruing of interest on each owner of a lot or dwelling unit if such owner is delinquent in paying required fees or dues.
 - f. If the association proposes to transfer any of its responsibilities to own or properly maintain facilities to another entity, it shall provide written notice to all members of the association and the Township at least 30 days prior to such event. This requirement shall not apply to contracting of maintenance.
 - g. The association shall have adequate staff to administer, maintain and operate land and facilities owned by the association.
5. All conservation open space shall be permanently restricted from further subdivision and development. The Recorded Plan shall include proper notations consistent with the approved method of owning, maintaining and preserving the conservation open space. For example, if the conservation open space is intended to be owned by a homeowner association as recreation land, a statement should be included that the designated open space "shall not be further subdivided and shall not be used for the construction of any buildings and shall not be used to calculate density for any other development."
- a. The Recorded Plan shall list the uses that are allowed or not allowed on the Conservation Open Space, which shall conform with Township ordinances.
6. Use by Residents. A minimum of 20 percent of the minimum required conservation open space shall be available for recreation by residents of the Conservation Subdivision. This requirement may be met by trail easements across privately owned land. (This provision is not intended, by itself, to prevent a development being approved with recreation open to the public, depending upon decisions under Section 1023.A.3.a.)

1023.B. Conservation Open Space to be Preserved.

- 1. Suitability. Conservation open space shall be suitable for its intended purpose, in the determination of the Board of Supervisors. The applicant shall state in writing what improvements, if any, he/she will commit to make to the land to make it suitable for its intended purpose, such as grading, landscaping, or development of trails. Such land shall be free of construction debris at the time it is dedicated as open space.
- 2. Priorities for Conservation Open Space.
 - a. The locations of the Conservation Open Space shall reflect the resources identified in the Map of Potential Conservation Lands (see Section 605). To the fullest extent possible, the Conservation Open Space shall incorporate the following resources (if they are located on the tract), which are listed in order of significance:
 - 1) Stream channels, floodplains, wet soils, natural drainage swales, springs and adjacent buffer areas to insure their protection.
 - 2) Concentrations of slopes over 25 percent, followed by concentrations of slopes of 15 to 25 percent, with an emphasize on sloped areas adjacent to streams and ponds where disturbance could be detrimental to water quality.

- 3) Concentrations of mature woodlands, particularly those woodlands that protect streams, wetlands and wildlife corridors, and trees of unusually large size.
 - 4) Areas where precipitation is most likely to recharge groundwater supplies, considering rates of infiltration.
 - 5) Visually prominent ridgelines.
 - 6) Concentrations of land that would be suitable for a productive agricultural use.
 - 7) Historic buildings and their immediate surroundings.
 - 8) Trail connections needed to connect existing trails with neighborhoods, schools, parks and pedestrian destinations.
- b. Priority shall be given to dedication of land that would be suitable for:
 - 1) additions to existing public schools, public parks and other public recreation lands,
 - 2) preservation of interconnected greenways of mature woods, steep slopes or other important natural features or land along a creek,
 - 3) centralized active recreation, and
 - 4) providing direct pedestrian access from the maximum number of lots.
3. Contiguosness. A minimum of 50 percent of the required conservation open space within a subdivision or land development shall be contiguous, without being separated by other uses, except as may be specifically exempted by the Board of Supervisors. Lands used to meet this minimum 50 percent requirement may be separated by streets or creeks.
 - a. To the maximum extent feasible, conservation open space throughout a development shall be inter-connected. The number of streets separating areas of conservation open space shall be held to a minimum.
 - b. To the maximum extent feasible considering the open space priorities for the tract, at least 50 percent of the dwelling units should be adjacent to or directly across a street from conservation open space, or have a direct trail connection to the conservation open space.
4. Access and Trails. Conservation open space shall have adequate access for maintenance and by pedestrians. Lots and open spaces shall be located to promote pedestrian and visual access to conservation open spaces whenever possible. Unless specifically approved otherwise, conservation open space shall include a trail open to residents of the development or the general public. This trail shall be constructed by the developer prior to the sale of any adjacent homes.
5. Other Ordinances. See Section 1007.G.7. regarding how the Conservation Open Space provisions relate to the Common Open Space provisions.
6. Residual Lands. If only a portion of a larger tract of land is currently proposed to be subdivided, or the applicant owns one or more adjacent tracts that are not currently proposed to be subdivided, the applicant shall provide a sketch of a possible future land dedication on these adjacent lands. The intent is to coordinate current plans with any future development, even in the long-term.
7. Coordination With Future Adjacent Dedication. The Board of Supervisors may require that a required land dedication within a property currently being subdivided be placed along an edge of the property so that it may, in the future, be combined with an

open space dedication on the edge of an adjoining property when that adjoining property is subdivided or developed.

8. Prohibitions. The following land areas shall not be used to meet the minimum conservation open space requirements:
 - a. existing street rights-of-way,
 - b. vehicle streets or driveways providing access to other lots,
 - c. land beneath building(s) or land within 20 feet of a building (other than accessory buildings and pools clearly intended for noncommercial recreation and other than agricultural buildings and a farmstead which are permitted within land approved by the Township for agricultural preservation),
 - d. off-street parking (other than that clearly intended to serve non-commercial recreation),
 - e. area(s) needed to meet a requirement for an individual lot,
 - f. land that does not have at least a 20 feet wide access area to connect to a street open to the public or to connect with an adjacent conservation open space area that has access to such a street,
 - g. land that includes a stormwater detention basin, except for a basin or portions of a basin that the applicant proves to the satisfaction of the Board of Supervisors would:
 - 1) be reasonably safe and useful for active or passive recreation during the vast majority of weather conditions, or
 - 2) serve as a scenic asset to the community, such as a retention pond with a natural appearance.
 - h. portions of land that have a width of less than 40 feet,
 - i. areas that were preserved by a conservation or agricultural preservation easement *prior* to the submittal of the Conservation Subdivision,
 - j. areas used for a principal non-residential use, other than uses specifically approved by the Board of Supervisors to be located within the conservation open space, and
 - k. areas within 50 feet on each side of the centerline of overhead electric transmission lines intended to have a capacity of 35 kilovolts or greater.
9. The Conservation Open Space shall be located and designed to serve one or more of the following objectives:
 - a. The permanent preservation of dense forests, steep slopes, wetlands, creek valleys, highly scenic areas or other sensitive natural features.
 - b. The permanent preservation of a substantial area of land in agricultural uses, in a tract of proper size and configuration that allows for efficient agricultural use and that properly considers the issue of compatibility between the agricultural uses and homes.
 - c. The dedication of public recreation land at a site deemed appropriate by the Board of Supervisors and that involves land that is clearly suitable for active and/or passive recreation.
 - d. Conservation Open Space shall also be located and designed to meet the purposes listed for a Conservation Subdivision in Section 317.A. of the Zoning Ordinance, including but not limited to, conserving scenic views and elements of the Township's rural character, and minimizing perceived density by minimizing views of new development from existing streets.

10. The applicant shall prove that the proposed Conservation Open Space has been designed in full consideration of important natural features, including mature woodlands, creek valleys, steep slopes and wetlands.
 - a. At a minimum, the applicant shall prove that areas along perennial creeks shall be preserved in their natural state, except for landscaping, erosion control improvements, public recreation improvements and needed utility, street and driveway crossings.
 - b. The natural features of the site shall be a major factor in determining the siting of dwelling units.
11. Improvements to Open Spaces.
 - a. The application shall include a detailed and legally binding (if approved) description of what improvements the applicant will make to any land to make it suitable for its intended purpose.
 - 1) Examples of such improvements for areas intended for passive recreation include preservation and planting of trees, development of nature, bicycle or jogging trails, the stabilization of creek banks and the removal of undesirable vegetation.
 - 2) Examples of such improvements for areas intended for active recreation include rough grading of land to create land suitable for free-play fields for youth.
 - b. Type of Maintenance. Where the open space would not be dedicated to a government entity, the subdivision plan shall state the intended type of maintenance of the open space. The following classes of use and maintenance may be used, or other classes that are clearly described within and approved as part of the plan submittal:
 - 1) Natural Area: An area of attractive desirable natural vegetation that is primarily intended for passive recreation, with minimal maintenance. The Board of Supervisors may require the planting of additional trees to eventually reforest natural areas.
 - 2) Recreation Area: An area designated for a specific recreation use, including, but not limited to court games, swimming, playfields and/or children's play equipment. Such areas shall be maintained so as to be safe and appropriate for the intended use.
 - 3) Lawn: A grass area with trees which may be used by the residents for a variety of purposes and which is intended to be mowed regularly.
 - c. Maintenance Plan. The Township may require an applicant to submit a Maintenance Plan for the conservation open space. This Plan shall estimate maintenance costs and recommend the frequency of maintenance. The developer shall properly maintain conservation open space until the Township approves transfer of the land to another entity. See provisions above for a list of uses allowed on the open space.
 - d. Tree Protection During Construction. See Section 1018.C.4.
12. All proposed open spaces shall be cleared of construction debris, materials from illegal dumping and any rocks that were not naturally on the land, unless those rocks are incorporated into landscaping improvements.

13. Landscaping Plan. An application for a Conservation Subdivision involving over 30 acres shall include a landscape planting and preservation plan prepared by a registered landscape architect.
 - a. Such plan shall show the locations, general species and initial sizes of landscaping to be planted within the conservation open space and throughout the tract.
 - b. Such plan shall also show that existing substantial healthy trees will be preserved to the maximum extent reasonable. The methods to ensure preservation during construction shall be described.
 - c. Landscaping shall also be used as appropriate to filter views of denser housing from any adjacent housing that is less dense.
 - d. Tree preservation easements should be used to protect significant trees, tree lines and perimeter buffer areas.
14. Guidelines. The following guidelines should be followed in the design and location of conservation open space:
 - a. Buildings and paving should not be placed in areas where there is the greatest permeability, to encourage groundwater recharge.
 - b. The disturbance of areas with a seasonally high water table should be minimized.
 - c. The location of the conservation open space should be based upon an evaluation of all of the woodlands on the site to determine which areas are most worthy of preservation, considering age, species, condition and the potential to maintain continuous wooded areas for habitat purposes.
 - d. Conservation open space should be placed in locations that will minimize the visual obtrusiveness of development as viewed from public streets.
 - e. Grading and earthmoving on over 15 percent slopes shall be minimized.
 - f. Tree Preservation - See Section 1018.
15. Along the perimeter of any Conservation Subdivision, a majority of the existing healthy trees with a trunk diameter greater than 8 inches (measured 3.5 feet above the ground) that are located within 40 feet from the perimeter lot lines and perimeter street rights-of-way of the development shall be preserved. No healthy trees shall be removed within 50 feet from the edge of a perennial waterway, except as is approved by the Township for necessary street, driveway and utility crossings.

1023.C. Protection and Maintenance of Open Space.

1. Easements/Deed Restrictions. Any required conservation open space dedication shall be permanently protected with a conservation easement or other restrictive covenant acceptable to the Township Solicitor. These restrictions or easements shall permanently prohibit further subdivision and development for buildings, except buildings for non-commercial recreation or to support maintenance of the land. Other buildings may be placed on an open space lot, provided that such area shall not count towards the minimum conservation open space requirement.
 - a. Such restrictions or easements shall also prevent the use of the land for any use that was not approved by the Board of Supervisors, unless a revision to the approved plan is approved by the Board of Supervisors.
 - b. Such deed restrictions or conservation easements shall, at a minimum, be enforceable by the Board of Supervisors. The Supervisors may require that the restrictions or easements also authorize their enforcement by a suitable third party.

- c. The Board of Supervisors may require that the conservation easement include provisions to limit any forestry to selective and environmentally sensitive methods.
 2. All required conservation open space shall be covered by a system that ensures perpetual maintenance, which may include, but is not limited to, a binding property-owners association or public ownership.
 3. The Township may require the use of conservation easements within a Conservation Subdivision to limit the disturbance of natural slopes over 15 percent, wetlands, mature forests, creek valleys and other important natural features.
- 1023.D. Phasing. A Conservation Subdivision shall include a phasing system that shall be approved by the Board of Supervisors that shows that the Conservation Open Space requirement would be met after the completion of any one phase, and that the development could properly function without the construction of additional phases.

ARTICLE 11
Additional Standards for
Mobile / Manufactured Home Parks

1101. APPLICABILITY.

- 1101.A. The requirements in this Article shall apply to any “Mobile/Manufactured Home Park” as defined by the Zoning Ordinance.
- 1101.B. Terms. The terms "mobile home" and "manufactured home" shall have the same meaning.

1102. EXEMPTIONS. The following shall not be considered to be a mobile/ manufactured home park, but instead shall be ruled by the applicable sections of this Ordinance and the Zoning Ordinance:

- 1102.A. Offering of more than one mobile/manufactured home for sale for relocation to another tract, other than routine sale of previously occupied homes within a mobile home park.
- 1102.B. Any development of mobile/manufactured homes involving only one dwelling unit per fee-simple lot, which shall meet all of the requirements for a single family dwelling residential development;
- 1102.C. A mobile home that is used only as a field office or work or tool house during a construction project, and not for residential purposes.

1103. OTHER REQUIREMENTS OF THIS ORDINANCE.

- 1103.A. All provisions of this Ordinance shall apply to a mobile/ manufactured home park, except for provisions that are specifically amended by this Article. See also Section 402 of the Zoning Ordinance concerning “Mobile/Manufactured Home Parks” and individual “Mobile/Manufactured Homes.”
- 1103.B. Every proposed manufactured/mobile home park shall be submitted, reviewed, approved and recorded as a land development. The requirements for a subdivision may also need to be met if one or more new lots are created or lot lines are changed.

1104. GENERAL STANDARDS AND REQUIREMENTS.

- 1104.A. If the mobile home park has an average density of higher than 1 dwelling unit per acre, all dwelling units shall be served by both central water and central sewer service.
- 1104.B. All mobile homes sites within a mobile home park shall be located on land with an average natural slope of less than 15 percent.
- 1104.C. Any street, not including an approved parking court, shall meet Township requirements for construction of a public street, except as specifically modified by this Article.
- 1104.D. The mobile home park shall have adequate access by emergency vehicles and shall include measures to provide adequate water supply for firefighting. If the water supply cannot feasibly be provided on-site, the requirement may be met by the applicant constructing a hydrant to access an available nearby water supply.

1104.E. All mobile home parks of more than 25 dwelling units shall include a qualified resident manager.

1104.F. Access.

1. Vehicle access to individual mobile home spaces shall be from interior parking courts, access drives or private streets and shall not be from public streets exterior to the development. Streets within the development providing access to 20 or more dwellings shall have a paved cartway width of at least 26 feet, and other streets shall have a paved cartway width of at least 22 feet.
2. All streets within the Mobile Home Park shall be private and be maintained as part of the Mobile Home Park.

1104.G. Parking.

1. In addition to the off-street parking required by the Zoning Ordinance, an average of 0.5 off-street parking spaces per dwelling unit shall be provided in convenient locations for visitor parking. Parking courts are encouraged to be used for off-street parking.
2. An appropriate area shall be set aside for the parking of recreational vehicles and boats of residents.

1104.H. Other Design Standards and Improvements.

1. Every mobile home space shall be graded to provide a level, stable and well-drained stand for the mobile home.
2. Every space shall be provided with underground electric, telephone and T.V. Cable (if available) connections.
3. All fuel storage and supply systems shall be constructed and maintained in conformity with the regulations of all authorities having jurisdiction. No above ground fuel tanks shall be allowed within a required setback.
4. An average of 1 deciduous street tree shall be provided for each 50 feet of frontage along any street. These trees shall meet the requirements of Article 10 of this Ordinance.

ARTICLE 12

Additional Requirements for Camps and Campgrounds

1201. APPLICABILITY. The requirements of this Section 1201 shall apply to any land development or subdivision that also meets or is intended to involve a “Camp” or “Recreational Vehicle Campground” as defined by the Township Zoning Ordinance. All requirements of this Ordinance and the Zoning Ordinance shall be met, in addition to the requirements of this Article 12. The applicant shall also prove compliance with applicable requirements of the State Department of Environmental Protection, including but not limited to, sanitary sewage and water supply regulations.
1202. ADDITIONAL REQUIREMENTS FOR CAMPS AND CAMPGROUNDS. A Camp or Recreational Vehicle Campground shall meet the following additional requirements:
- 1202.A. The development shall have its main vehicle access onto a paved public collector or arterial street, unless the applicant proves to the satisfaction of the Board of Supervisors that a local street will have adequate geometric design and grade to provide suitable access to reach a collector or arterial street. The main vehicle accessway into the development shall be paved or otherwise improved to minimize dust.
 - 1202.B. The applicant shall prove that existing healthy trees will be retained on the site to the maximum extent feasible.
 - 1202.C. Any electrical service lines provided to recreational vehicles shall be installed primarily underground.
 - 1202.D. Suitable and sufficient numbers of drinking water, shower, and sanitary facilities shall be provided. Such facilities shall be provided within a maximum of 500 feet of all areas routinely used as campsites, recreational vehicle sites or cabins, except for sites with their own water and sewage hookups. Sewage wastes shall be collected and treated in a manner consistent with State regulations. If recreational vehicle vehicles are served, a sewage dumping station shall be provided.
 - 1202.E. Parking areas shall be located on slopes of less than 10 percent. A minimum of one off-street vehicle parking space shall be provided per tent site, plus a minimum of 0.5 spaces per recreational vehicle site, in addition to the space for the recreational vehicle.
 - 1202.F. Motor vehicle routes within the development shall meet the following requirements:
 - 1. All vehicle routes shall be sufficiently improved to allow access by fully loaded fire trucks and ambulances.
 - 2. A one-way route shall have a minimum width of 10 feet. A two-way route shall have a minimum width of 18 feet. The minimum centerline radius of any interior route shall be 50 feet. The maximum grade of any interior route shall be 12 percent. No internal vehicle route shall be offered to dedication to the Township as a public street.
 - 1202.G. The owner of the camp or campground shall be responsible to provide adequate maintenance and repair or all internal motor vehicle routes, drainage facilities and utilities.

- 1202.H. A minimum land area equal to 5 percent of the total land area used for recreational vehicles, tents, cabins and related improvements shall improved and provided as a recreation area for occupants of the development. This recreation area may include athletic facilities, a recreation building, a playground, a swimming pool and similar facilities.
- 1202.I. Adequate nighttime lighting shall be provided for the security and safety of persons occupying the site.
- 1202.J. A stormwater management plan shall be submitted that shows that water will be properly drained away from campsites and buildings, that dangerous velocities of stormwater will not occur, and that stagnant pools of water will be avoided. This requirement shall apply in addition to all other stormwater requirements of the Township.

APPENDIX A
CHESTNUTHILL TOWNSHIP
APPLICATION FORM FOR
A SUBDIVISION OR LAND DEVELOPMENT

FOR OFFICE USE ONLY FILE NUMBER: _____

Two copies of this application shall be submitted together with required copies of subdivision or land development plans, supporting documentation, required fees and a completed checklist to the Township Office Staff. See the time deadline in the Subdivision and Land Development Ordinance for submittal before a Planning Commission meeting in order to have the submission considered at a meeting.

Name of Development _____ (May be "John Smith Subdivision")

Location of Property _____

Applicant's Name _____ Telephone # _____

Address _____

_____ New Submission _____ Resubmission

Check All of the Following that Apply:

_____ Sketch Plan Review

_____ Preliminary Plan

_____ Final Plan

_____ Minor Subdivision

_____ Resubdivision

_____ Lot Line Adjustment

Land Owner's Name _____ Telephone # _____

Address _____

Plan Preparer's Name _____ Telephone # _____

Address _____

Total Acreage _____ Number of New Lots or Dwelling Units _____

County Assessment Property Identification Number: _____

County Existing Deed Book Number: _____

Water Supply: On lot well: _____ Central (describe): _____

Sewage System: On-lot septic: _____ Central (describe): _____

Zoning District: _____

Previous Subdivision or Construction on this Tract within the Past 5 Years:

CHESTNUTHILL TOWNSHIP
SUBDIVISION/ LAND DEVELOPMENT APPLICATION - Page 2

Any Relevant Zoning Variances/ Special Exception Approvals on this Tract (and dates):

I Hereby Authorize and Request Review of this Application. See also Appendix B for Owner's Statement required on the Plans.

Applicant's Signature _____ Date _____

I Hereby Authorize the Planning Commissioners, Board of Supervisors Members, Township Engineer, Code Enforcement Staff and Any Township Wetlands Consultant to Enter the Exterior Premises of this Property, Between 9 A.M. and 8 P.M. at Their Own Risk, While this Plan Is Being Considered for Approval, as Needed to Determine Compliance with Township Ordinances. (Optional)

Applicant's/Land Owner's Signature _____

Lower Half of this Page to be filled in by Township Staff

Date Application Received in Township Building _____

Signature of Township Staff-person

Application Fees Paid: 1. Check to Township _____
2. Check sent to County Planning Commission _____

Initial Review Received From Township Engineer: _____
Reviewed by Zoning Officer: _____
Reviewed by Sewage Enforcement Officer: _____

County Planning Commission Review: Date Delivered - _____
Date Review from - _____

Final Action by Township Planning Commission: Date: _____

Action Taken: _____

Final Action by Board of Supervisors: Date: _____

Action Taken: _____
Date Applicant Sent Notice of Board of Supervisors Final Action: _____

Township Staff Initial Review Comments: _____

**APPENDIX B
STATEMENTS, FORMS AND LETTERS**

B.1 PLAN PREPARER'S STATEMENTS. - Model Forms.

I, _____, a registered surveyor of the Commonwealth of Pennsylvania, do hereby certify that the Plan, prepared from a field survey on _____, 20____ correctly represents the property boundary of the proposed subdivision or land development.

Date

Registered Surveyors' Signature

I, _____, a registered surveyor, registered landscape architect or licensed professional engineer in the Commonwealth of Pennsylvania, do hereby certify that the accompanying application, plans and supporting documentation are true and accurate, to the best of my knowledge.

Date

Plan Preparer's Signature

Address

Printed Name

B.2 OWNER'S STATEMENT. - Model Form.

I/we make this statement being duly sworn according to law. I/we state that for the land involving the accompanying plans, we are the majority owners of this property or the authorized officers of the corporation that owns this property, and are in peaceful possession of it, and that there are no suits pending affecting the title of same, and that I/we acknowledge and endorse the accompanying plans and that we will propose a record plan for recording (as applicable), after receiving all required municipal approvals.

OWNER'S OR AUTHORIZED CORPORATE OFFICER'S SIGNATURES

Printed Name

Printed Name

SWORN AND SUBSCRIBED BEFORE THIS _____ DAY OF _____, 20____.

I/we hereby certify this date of _____ that I/we am/are the owners or authorized equitable owners of the property shown and depicted on the accompanying plans and that I/we and my/our heirs and assigns shall comply with all requirements and obtain all permits and approvals required by all local, state and federal agencies and bodies; and I/we agree and acknowledge that any approval of this plan by Chestnuthill Township is contingent upon my/our obtaining such permits and approvals, and that if all such permits and approvals are not obtained as required, any and all approvals given by Chestnuthill Township with respect to this plan shall automatically become null and void without further action on the part of the Chestnuthill Township.

Notary Public

My Commission Expires:

REVIEWED BY THE COUNTY PLANNING COMMISSION

County Planning Commission Staff Person	Date
---	------

REVIEWED BY THE TOWNSHIP ENGINEER

Township Engineer	Date
-------------------	------

REVIEWED BY THE CHESTNUTHILL TOWNSHIP PLANNING COMMISSION

Chair	Secretary	Date
-------	-----------	------

APPROVED BY THE CHESTNUTHILL TOWNSHIP BOARD OF SUPERVISORS AND
ACCEPTED FOR RECORDING

Chair	Secretary	Date
-------	-----------	------

B.5 TIME DEADLINE EXTENSION. - Model format.

(date)

Chestnuthill Township Board of Supervisors
Route 715 – Municipal Building
Brodheads ville, PA 18322

Re: _____

Gentlemen:

I am writing to inform you on behalf of my client _____
_____ to waive the specific requirement
as set forth in the Chestnuthill Township Subdivision and Land
Development Ordinance and the Pennsylvania Municipalities Plan-
ing code (MPC) requiring a decision by you within ninety (90)
days from the date of the Plan acceptance date.

We agree to waive the requirement that the Board of Supervisors
Render a decision on our plan within the time specified in the
Subdivision and Land Development Ordinance and the MPC.

Thank you for your kind cooperation.

Very truly yours,

(Signature)

(Company)

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